



LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA FOR **NOVEMBER 16, 2017**  
CITY HALL, 6 E 6<sup>TH</sup> STREET  
**6:30 PM**

**UPDATED:**

**11/16/17 @ 11:15 AM:**

**Added communication from the SHPO to Item 1- Communications, and Item 9 – 505 Tennessee St**

**Added a communication to Item 5 – 801 Alabama St**

**Added several communications to Item 8 – 1655 Mississippi St**

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

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**ITEM NO. 1: COMMUNICATIONS**

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.
- D. Committee Reports

**ITEM NO. 2: CONSENT AGENDA**

- A. Action Summary October 19, 2017
- B. Administrative Approvals
  - 1. DR-17-00536 623 Vermont Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review.
  - 2. DR-17-00570 720 W 3<sup>rd</sup> Street; Commercial Remodel; Certificate of Appropriateness.
  - 3. DR-17-00571 816 Massachusetts Street; Sign Permit; State Law Review and Downtown Design Guidelines Review.
  - 4. DR-17-00579 603 Tennessee Street; Electrical Permit; State Law Review.
  - 5. DR-17-00581 816 Massachusetts Street; Electrical Permit; State Law Review.
  - 6. DR-17-00588 726 Massachusetts Street; Commercial Remodel; State Law Review.

**ITEM NO. 3: PUBLIC COMMENT**

**ADDRESSING THE COMMISSION:** The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION***

- ITEM NO. 4:** L-17-00533 Public Hearing for consideration of placing the property located at 413 E. 7<sup>th</sup> Street, The Santa Fe Depot, on the Lawrence Register of Historic Places. Submitted by The City of Lawrence, property owner of record.
- ITEM NO. 5:** L-17-00062 Public Hearing for consideration of placing the property located at 801 Alabama Street, the Louis C. & Eva Poehler House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, property owners of record.
- ITEM NO. 6:** L-17-00122 Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.
- ITEM NO. 7:** L-17-00147 Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.
- ITEM NO. 8:** L-17-00123 Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.
- ITEM NO. 9:** DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. (The Historic Resources Commission approved the Certificate of Appropriateness for this project on October 19, 2017.) Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.
- ITEM NO. 10:** DR-17-00578 516 W 6<sup>th</sup> St; Demolition of Accessory Structure and New Construction of Accessory Structure; State Law Review and Certificate of Appropriateness. The property is located in the Pinckney I Historic District, National Register of Historic Places; the accessory structure is non-contributing to the historic district. The property is also located in the environs of the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places.

**ITEM NO. 11: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since October 19, 2017.



- B. Review of any demolition permits received since October 19, 2017.
- C. Miscellaneous matters from City staff and Commission members.

KSR&C# 17-10-038  
November 16, 2017

Lynne Zollner  
City of Lawrence  
Via Email

Re: Roof and Dormer Modifications to 505 Tennessee, Lawrence – Douglas County

The Kansas State Historic Preservation Office (SHPO) has reviewed the staff report received on November 10, 2017 regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the SHPO be given the opportunity to comment on proposed projects affecting historic properties or districts. Properties listed in the National Register of Historic Places and/or the Register of Kansas Places are subject to review.

The SHPO is charged with determining whether or not projects will “damage or destroy” historic resources. The proposed modifications will significantly alter the existing roof system, a character-defining feature of 505 Tennessee. The SHPO reviews projects using the Secretary of the Interior’s *Standards for Rehabilitation*. After reviewing the project proposal, staff of the SHPO concur that the proposed roof system does not meet Standards 2, 6, and 9 and therefore would damage 505 Tennessee, a contributing resource to the Pinckney I Historic District. This commentary is provided to the Lawrence Historic Resources Commission in accordance with K.S.A. 75-2724(e)(2).

Thank you for giving us the opportunity to comment on this proposal. Please submit any comments or questions regarding this review to Lauren Jones at 785-272-8681 ext. 225 or lauren.jones@ks.gov. Please reference the KSR&C number noted at the top of this letter when corresponding about this project.

Sincerely,



**Jennie Chinn**  
State Historic Preservation Officer

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-17-00571 816 Massachusetts Street; Sign Permit; State Law Review and Downtown Design Guidelines Review

**B. PROJECT DESCRIPTION**

Sign Permit



**C. STANDARDS FOR REVIEW**

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

**D. STAFF DETERMINATION**

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-17-00579 603 Tennessee Street; Electrical Permit; State Law Review

**B. PROJECT DESCRIPTION**

Electrical Permit

**C. STANDARDS FOR REVIEW**

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

**D. STAFF DETERMINATION**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-17-00581 816 Massachusetts Street; Electrical Permit; State Law Review

**B. PROJECT DESCRIPTION**

Electrical Permit

**C. STANDARDS FOR REVIEW**

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

**D. STAFF DETERMINATION**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).



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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-17-00588 726 Massachusetts Street; Commercial Remodel; State Law Review

**B. PROJECT DESCRIPTION**

Commercial Remodel Permit for interior alterations.

**C. STANDARDS FOR REVIEW**

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

**D. STAFF DETERMINATION**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 4: L-17-00533**  
**STAFF REPORT**

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**A. SUMMARY**

L-17-00533 Public Hearing for consideration of placing the property located at 413 E. 7<sup>th</sup> Street, the Santa Fe Depot, on the Lawrence Register of Historic Places. Submitted by The City of Lawrence, property owner of record.

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6<sup>th</sup> Street.

This report includes the proposed environs definition for 413 E. 7th Street, the Santa Fe Depot.

**B. HISTORIC REGISTER STATUS**

413 E. 7th Street, the Santa Fe Depot, is not listed on any historic register. The property has been nominated for the Register of Historic Kansas Places and the National Register of Historic Places and will be considered by the Kansas Sites Board of Review on November 18, 2017.

**C. REVIEW CONSIDERATIONS**

**1) History Summary**

See attached nomination written by Dr. Dennis Domer.

**2) Architectural Integrity Summary**

See attached nomination written by Dr. Dennis Domer.

**3) Historic and Current Context Description and Environs Definition**

Historic character information is based on historic photographs, maps and the Historic Resources of Lawrence, Douglas County Kansas Lawrence Modern 1945-1975 Multiple Property Documentation Form approved by the National Park Service in 2014. Current character is based on observation.

Because the Santa Fe Depot was constructed in 1955, the City of Lawrence has aerial photos of the property and the surroundings since the construction of the structure. These photos show that there has been very little change in the 250' context area since the construction of the

building. The commercial and light industrial areas in the area continue the same types of structures and the residential character to the southwest remains. Parking areas to the west and south of the structure continue to exist as well as the railroad right-of-way to the north.

### **Environs Definition Based on the Historic and Current Context Description**

The environs of the Santa Fe Depot have not significantly changed during the historic period and should be reviewed as four areas. The areas consist of open space on a northwest/northeast axis, the railroad right-of-way on the same axis, the light industrial and commercial areas to the northwest and southeast, and the residential structures to the southwest. Each of these areas were present at the time of construction and are important to the overall character of the context of the depot. Therefore, proposed alterations should be evaluated for their relationship to the depot in context with their historic and existing character.

#### **Area 1 Green Space between the Santa Fe Depot and the Kansas River**

The primary character of this area in relationship to the Santa Fe Depot has been open space to the river.

All projects will be reviewed administratively by the Historic Resources Administrator. The primary focus of review is maintaining the overall open greenspace. Structures larger than 800 sf should meet the intent of the Criteria set forth in 22-505.

If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review. (\*It should be noted that projects in this area will also require review for development in the floodplain.)

#### **Area 2 Rail Road Right-of-Way**

No building permits are required in this area and therefore no review is required in this area. (\*It should be noted that projects in a portion of this area will also require review for development in the floodplain.)

#### **Area 3 Commercial and Light Industrial Area**

There are no cohesive patterns in this area.

All projects will be reviewed administratively by the Historic Resources Administrator. The primary focus of review is maintaining the overall character of the area as it relates to the depot including the types of the structures. It is not anticipated that this area will return to residential use. Demolition will be approved if a new structure is proposed. New construction should reflect the overall scale and massing of the existing structures in Area 3.

Projects that do not meet the overall scale and massing of the existing structures in Area 3 will be forwarded to the Historic Resources Commission for review.

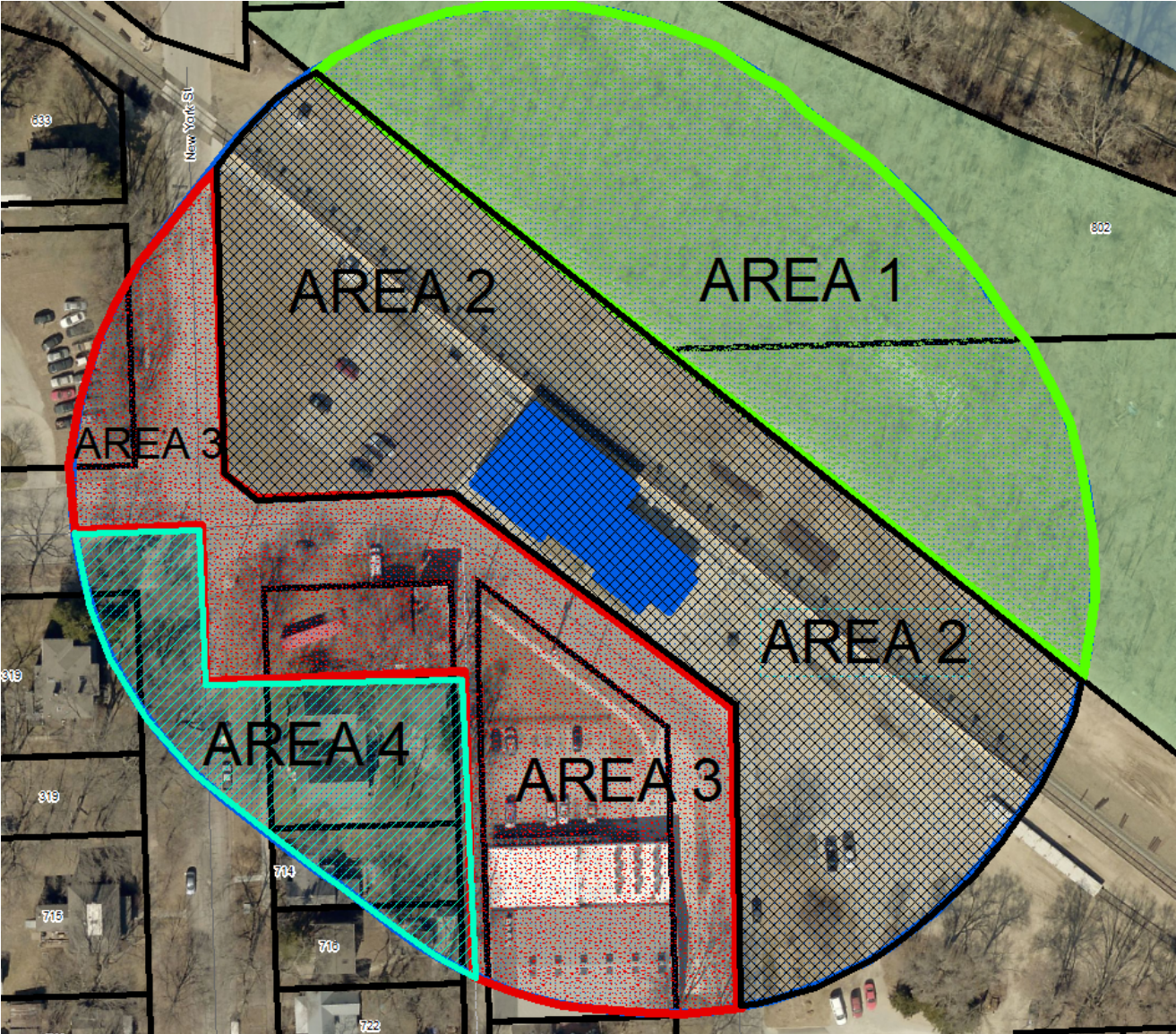
#### **Area 4 Residential Area**

This area maintains the residential character that is very important to the environs of the Santa Fe Depot.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



#### **4) Planning and Zoning Considerations**

The Santa Fe Depot is located on property owned by Burlington Northern Santa Fe Railroad. The City of Lawrence owns only the structure on the railroad owned property.

There are six zoning districts represented in the 250' context area surrounding the Santa Fe Depot. (\*It should be noted that all six districts are located in the regulatory floodplain and are included in the Floodplain Management Regulations Overlay District.) These districts are:

##### Single Dwelling Residential District

The primary purpose of the RS Districts is to accommodate predominantly single detached dwelling units on individual Lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS5, Single-Dwelling Residential District is distinguished by 5,000 square feet per lot.

##### Multi Dwelling Residential Districts (RM24, RM12D)

The primary purpose of the RM districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM districts are primarily differentiated on the basis of maximum allowed net density. The RM24, Multi-Dwelling Residential District will allow for 24 dwelling units per acre. The RM12D District is differentiated from the other RM districts on the basis of building type and the maximum allowed net density. In the RM12D district, the building type is restricted to duplexes or attached dwellings of 2 units. Only one principal building per lot is permitted in this district.

##### General Industrial District

The IG, General Industrial District, is primarily intended to accommodate moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. The district is generally incompatible with residential areas and low-intensity commercial areas.

##### General Industrial District with Urban Conservation Overlay

The IG-UC, General Industrial District with the Urban Conservation Overlay District zoning, is a specific use district that allows for the base zoning, the IG, to have specific design standards applied to the zoning area. For this specific area, the Urban Conservation Overlay District Overlay is the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District with the Design Guidelines 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone the design standards for the district.

##### Open Space District

The OS, Open Space District, is a special purpose base district intended to preserve and enhance major open space and recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities.





## 5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects

within the notification area. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

## **6) Positive/Negative Effects of the Designation**

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission, an advisory board, with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

Examples of projects which would require review and approval are projects involving the exterior of a building, and demolitions or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

## **7) Summary of Applicable Designation Criteria**

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Local Register of Historic Places.

#### **D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403**

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

***(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;***

The Santa Fe Depot is significant as the continuation of the development of the City of Lawrence in conjunction with the railroads, both passenger and freight. It has been utilized almost continually as an active station since construction.

***(2) Its location as a site of a significant local, county, state, or national event;***

***(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;***

***(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;***

***(5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;***

***(6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;***

413 E. 7th Street, the Santa Fe Depot, is one of the best examples of Midwest Mid-Century Modern architecture in Lawrence.

***(7) Its embodiment of design elements that make it structurally or architecturally innovative;***

***(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;***

The Santa Fe Depot is an iconic structure at the northern terminus of the historic east Lawrence neighborhood and four blocks east from the primary central street of Lawrence's commercial district. It is the primary structure for current AMTRAK passengers passing thru Lawrence and was the 1<sup>st</sup> structure associated for many incoming students and visitors in the mid to late 1950s and early 1960s.

***(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.***

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The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

*"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:*

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (B):

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
  - (a) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
  - (b) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
- (D) *In the case of a nominated historic district found to meet the criteria for designation:*
  - (1) *The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
  - (2) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
  - (3) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (E) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (G) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

**E. RECOMMENDATION:**

Staff is of the opinion the 413 E. 7th Street, the Santa Fe Depot, qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1, #6, and #8 as described in Section 22-403.

Staff recommends the 413 E. 7th Street, the Santa Fe Depot for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1, #6, and #8 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2 and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*

The Santa Fe Depot is significant for its Midwest Mid-Century architectural style, its contribution to the growth and development of the City of Lawrence associated with the railroad, and its iconic location.

- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*

The Santa Fe Depot has tremendous integrity both on the exterior and interior.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:*

- (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*

The structure's form, fenestration pattern, exterior cladding, wide overhanging eaves, flat roof, wall signs, canopies, pipe columns, cement plaster soffits surfaces, glass curtain walls, aluminum vestibule entrances both pattern, size, and locations, cut limestone entry walls, windows, doors, and sills, planter boxes, chimney, and roof band.

- (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*

The structure's form, fenestration pattern, exterior cladding, wide overhanging eaves, flat roof, wall signs, canopies, pipe columns, cement plaster soffits surfaces,

glass curtain walls, aluminum vestibule entrances both pattern, size, and locations, cut limestone entry walls, windows, doors, and sills, planter boxes, chimney, and roof band should require a *Certificate of Appropriateness*.

*(E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC has adopted an ***Environs Definition for the Santa Fe Depot*** to delineate how environs review will be conducted in relation to the listed property. (See above)

*(F) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

*(G) A map showing the location of the nominated landmark. (Attached)*



# Santa Fe Depot 413 E 7th Street





## Narrative Description

The building is divided into three interrelated, asymmetrically composed parts made up of a large rectangle, which is the passenger waiting room and its cross hallway, two interlocking rectangles that make up the freight and baggage section, and an intervening rectangle which is the service corridor with a ticket office boiler room, and file room on one side and women's bathroom, janitor closet, men's bathroom, and agent's office on the other side. The main materials are concrete, face brick, steel, glass, and cut stone. The "high roof" and "low roof" suggests that the complex uses underneath can really be simplified into two parts: a passenger waiting area and a services wing.

### South Elevation (Street-side)

The south or street side façade presents an excellent example of Midwest modern architecture. The facade's abstract composition is an asymmetrical arrangement of masses and sleek horizontal lines emphasized by overlapping flat roofs and wide polished aluminum cornices. The passenger waiting room has a "high roof," which is articulated with a recessed, beige, insulated, fluted metal panel on the street and a wrap-around panel on track side. The "low roof" covers the rest of the building. These flat roofs have built up tar and gravel exterior surfaces and cement plaster surfaces on their soffits. The fluted metal siding is rusted and the paint, which is lead-based, has peeled away from its surface. The original color of the fluted metal was light green. The aluminum cornice is bent and pierced in places.

Interacting with these main roofs at critical entry and receiving points are the roofs of the surrounding outdoor receiving canopies which are supported by doubled 2 ½" pipe columns, originally light green but now beige in color that hold a structure of I-beams connected to a steel deck and a tar and gravel surface above. All of the tar and gravel surfaces have been frequently altered, covered, and oiled so that the carefully designed drains are clogged and need to be restored to their historic condition. The canopies, like the roof overhangs, also have cement plaster soffit surfaces. The canopies create a large outdoor-indoor flow of space as well as ample shelter for passengers, freight, and baggage. New replacement sidewalks on the street side are not designed to ADA standards. The receiving canopy over the glass curtain wall opens to allow more light into the waiting room and to bring light to a planting area between the sidewalk and the station wall. The pipe columns are rusted at their base. The canopy soffits are peeling and cracking. The polished aluminum light fixtures in the soffits are broken and rusted.

A recessed glass curtain wall of Geyser aluminum bar windows with rounded, awning ventilator windows covers most of the street side passenger waiting room wall. Aluminum doors and entrance frames with plate glass accentuate the abstract design of the façade, which is composed mostly of concrete block walls, faced with in a mix of rough dark brown and light brown brick in English bond. These masonry walls sit on a re-enforced concrete foundation and slab and enclose the glass wall and entryways. The foundations and building site of the old building was filled in to make way for these

foundations and slab. The face brick is broken and chipped in various places and the window wall suffers from BB shots.

The main entrance is indicated by a cut limestone entry wall, which is cracked on the entrance side and has biological stains on the other side. The service corridor block wall is faced with brick and demarcated by a cut stone section that surrounds a line of aluminum double hung windows with cut stone sills. There is cracking in this stone facing. A canopy overhangs the entrance of the freight office which has a single door and side window with wood frame. The large glass picture window in the freight office wall also has wooden stiles, rails, jambs, and sills. In front of this window is a wood, replacement planter box. The street side elevation ends in a raised concrete loading dock with a receiving canopy and pipe columns. The brick work on the service corridor and freight office is also an English bond but it differs from the brick work on the waiting room with the insertion of a line of header bricks every five rows. The face brick is broken or otherwise damaged or discolored along the bottom of the walls and particularly at doorways and corners. The southeast corner of the building where it turns to meet the loading dock is broken, the concrete is spalling, and rusted rebar is showing from the slab.

All of these materials and their designs are typical components of Midwest modern architecture, and together create a very coherent and unified street-side facade.

#### Northwest Elevation

The west façade of the building, under its protective canopy, is a solid wall of English bond brick that faces concrete block, except for its track side corner which is wrapped with glass and which begins a projecting glass and extruded aluminum curtain wall that covers the track side wall of the waiting room and wraps around the other corner of the waiting room. The glass corner is a defining characteristic of modern architecture. Face brick along the bottom of the wall is damaged and discolored in places. The cast iron downspouts embedded in this wall have rusted and caused spalling of the concrete walkway.

#### North Elevation (Track Side)

On the north façade, the light green, fluted metal panel under the “high” roof is designed differently from street-side panel in that the track side panel wraps around each corner of the waiting room, like its window wall below, while the street-side panel, like its window wall below, is recessed. By their overlapping, the high wall roof and the canopy cornices provide the strong horizontal lines of modern architecture as well as a protected reception under the broad canopy with double pipe columns and an elegant transition to the street side by way of the waiting room. The canopy extends over the ticket office portion of the service corridor side and ends at large boiler room door. The ticket office façade is a face brick articulated with a cut stone strip that surrounds the double hung aluminum windows with cut stone sills. The west wall vestibule, which reaches beyond the plane of the ticket office, holds a “waiting room” sign. A long brick planter stretches under the ticket office

wall. The baggage and freight sections are brick faced walls with a flat roof, broad overhanging eave and aluminum cornice. Five metal doors provide outdoor access to the boiler room, the file room, and the baggage room. The windows of the baggage room are double hung aluminum windows that have cut stone sills. About 40 face brick have been broken, cracked, or are spalling in places all along this elevation and especially where the wall meets the horizontal platform or walkways and at corners. There is graffiti on the exterior baggage room wall and on the garage door and metal doors. The stepped cracking that is evident on the street side elevation is also in evidence on the baggage room wall. The stamped metal overhead garage door has replaced the original wooden door. The current metal door and door casting have lead paint. The door frame to the filing room is rusted. The corner of the brick planter and part of the rowlock cap are broken. The vestibule wall is cracked along mortar joints and is spalling and fractured in places.

### Southeast Elevation

The east side of the building is primarily for receiving and dispatching freight. The façade again presents an overlapping group of flat roofs with wide aluminum cornices. The canopy covers the loading dock that has a sloped concrete landing as well as the freight entry door leading into the freight office. Double hung windows penetrate part of the brick faced concrete block wall. The tall chimney stack with its cut stone cap stands out on this façade as it does on the other three facades. The chimney has 37 courses of brick above the roof line, and about 10% are spalling or fractured. The concrete loading dock is cracked and disintegrating, especially at the corners. About 17 face bricks along the bottom of the walls are damaged and discolored in places.

### Interior

The main passenger entrance is recessed behind the plane of the waiting room exterior wall but it is clearly indicated by the projecting stone entry wall that stands apart from the brick faced waiting room. The tripartite door and window entryway is designed with brushed aluminum and plate glass and is composed of a solid glass wall and two doors that open into a glass vestibule with a polished cream terrazzo floor with black flecks. This vestibule opens again through two glass doors into the passage way between the waiting room and service corridor. The vestibule acts as a transitional space between the outside and inside, as an environmental buffer zone, and as a light box that brings the maximum amount of light into the interior. In 1955 these doors were the epitome of modern thinking and design.

The passage way from one door to the other has a low ceiling relative to the ceiling of the waiting room, and this low ceiling is what clearly defines this space as a passage. But it is a passage either from one side of the building to the other or a passage that flows into the waiting room, which, with its much higher ceiling, bursts up and out into a large, open, very well lighted space defined by two window walls, a brick faced wall of various brown hues, a polished cream terrazzo floor with dark flecks, and white acoustical tile ceiling hung from an open web steel joist roof system. The space is 28' by 38' feet but it

seems bigger because of the expanded spatial effects created by the indoor-outdoor space under the exterior canopy which is in full view through the window walls. The space, inside and outside, flows together and seems almost undivided. The light brought into the interior from both directions creates an interior glow on the terrazzo floor, often giving it splashes of light. Dashes of light run across the west brick wall. The interior of the waiting room makes an excellent example of a “universal” space which provides a sense of expansive freedom within a building. The entry space with the low ceiling that opens into a large room with a high ceiling is a defining characteristic of modern architecture.

The lighting and heating systems do not encumber the interior. They enhance it significantly. The saucer-like, brushed aluminum light fixtures that hang from the acoustic tile ceiling fill the overhead space of the waiting room, enacting the 1950s modern imagination of flying saucers and beings landing from Mars or from outer space. The heating system had a hot water boiler that served fan coils and a radiant heating system in the concrete slab floor that keeps the floor warm to the touch in winter. The fan coil units heat the rest rooms, the vestibules and the cross passage. The rest of the building is still served by radiant heat. The building is cooled by the ventilator glass in the window walls, the wide overhangs, the light green curtains, the other movable windows in the service wing, and originally an air conditioning system. The train handling unit in the waiting room is original and was fed by an external cooling tower. In 1982 a new cooling tower system was installed and an air handling unit was placed in the baggage room. The air handling units are fed by condenser water and an open forced draft cooling tower on the track side platform. The 1982 renovation also abandoned the radiant heating system that fed the west wall’s fan coils. A built-out, wooden plumbing run on the west wall was placed on the northwest wall, and a natural gas boiler replaced the old hot water boiler. This wooden run on the wall degrades the historic sleek modern interior finish and intrudes upon the open space of the waiting room. The air handling unit in the waiting room has lead paint. The hanging and inset ceiling lights are aluminum, incandescent and fluorescent, and are original as is the hanging clock and the glass and extruded aluminum telephone booth and counter. Large environmental systems overhead that drop below the acoustical tile ceiling are boxed in wide brown containers with smooth plastered surfaces. These plastered surfaces were originally painted a light green. The original grilles, which appear to be cast iron in photographs from 1955, have been replaced in the soffits of these plastered surfaces.

From the brick-faced, northwest wall of the waiting room, with its large historic aerial view of the University of Kansas, one sees how the cross passage articulated by the partial end walls of the waiting room. The track side partial wall holds the telephone station of obscured glass and an extruded aluminum framing in the form of a boomerang, a form often used by modern architects. Next to the track side aluminum vestibule is the ticket office. Its doors and interior window frames were originally painted light green. The public, working side of the office facing the cross passage has a brushed aluminum, sliding Plexiglas wall that the ticket master can open to serve travelers and which rests on a 5/8 inch “Surfwood” base manufactured by the US Plywood Corporation. The Plexiglas is not original. Corrugated glass and Surfwood form the other exterior wall of the ticket office that runs down the service corridor. The counter is plywood with a

linoleum top and a felt underlay. The plans call for a stainless steel trim on the interior and wood trim on the exterior of the counter. The current 12" x 12" vinyl tile replaced a 9" x 9" original vinyl tile. Across from the ticket office on the other side of the service corridor is a wall of cut stone which has aluminum and glass case that exhibits train schedules and other notices. The rails which held the light green draperies sweep around the north corners of the waiting room and run straight down the street side windows. These rails are still in place, though the draperies are not.

The service corridor has the lowest of the dropped acoustical tile ceilings but its terrazzo floor is a continuation of the terrazzo in the waiting room, the cross passage, and the vestibules. This floor, composed of 5/8 inches of terrazzo, brass divider strips on 3 foot centers, a 1 1/8 inches under bed, and a 6 inch concrete structural slab has fine cracks in only a few places, and is in excellent condition. The walls of the service corridor are paneled with plywood except at the cross passage which is cut stone and on the station agent's office which is corrugated glass. The beige baseboards in the corridor are stamped steel, which is unusual. These sturdy steel baseboards were installed throughout the building and originally they were all painted a light green. In places the baseboards are missing or loose. The women's bathroom door is wood and it leads onto a red quarry tile floor in a room with glazed tile walls that are faced on concrete block. A double hung, translucent glass window brings light into the space. A simple mirror and counter are needed amenities on the northwest wall. The men's bathroom is similarly appointed. There are cracked mortar joints between the glazed tile walls, and the northwest wall between the women's and men's bathrooms is pulling away from the street side wall at the corner. The large crack is opening at this corner. Some of the window mortar joints are cracked. There are built-in steel lockers in the wall of the service corridor that originally were operated with coins but these coin operators have been removed. At the end of the corridor is the wood door to the freight office and wood partition, neither of which is original.

The floors in the rest of the building are concrete covered with 12" x 12" beige vinyl tile. The original tile on these floors was a 9" x 9" vinyl tile, and it still exists under the ticket office sink in the southeast sliding door wall closet. The walls of the freight office have furred out drywall surfaces that are plastered and cracked above the freight office vestibule and in the agent's office painted. The paint is peeling in various places. There is a 1/8 inch stepped crack in the masonry wall of the baggage room. The interior surface of the baggage room door has lead paint.



Architectural Context and Significance of the  
Santa Fe Passenger Station,  
Lawrence, Kansas (1955)

Criterion C

The Santa Fe Depot, located at 413 E 7<sup>th</sup> Street in Lawrence, Kansas was built in 1955. It was designed by Warren Corman and the late Warren Jones, both graduates from the University of Kansas. The depot is an excellent example of “Midwestern Modern” architecture that captured the American imagination in the 1950s. It is a splendid representation of the great cultural change that transformed American life after World War II. As a passenger station, it is one of the best of its type in the Midwest, because it carries out the principles of modernism so thoroughly. It has changed very little on the exterior, and retains almost of all its original interior appointments, furniture, and materials as well. In addition to its high architectural significance, this passenger station is well situated in the nationally historic setting of East Lawrence, is close to the nationally historic central commercial district of Lawrence, and is a working AMTRAK depot with potential for increased passenger rail traffic.

The idea and meaning of Midwestern Modern architecture is largely unexamined. It was just one of many strands of modern culture that make up the complex architectural history of mid-20th century America. In that period of robust confidence that engulfed the United States after World War II, to be “modern” was to be sleek, fast, efficient, technologically advanced, scientifically-driven, and released from the strictures of history. In cars and trains, modern meant fins, dual colors, dramatic lines in chrome, and powerful engines. In architecture, modern meant a straight-forward, utilitarian elegance created by honest expression of structure and materials without obvious historical references to encumber the facades or interiors. It was not so much a style originally as a set of principles that together had highly recognizable stylistic qualities. Modernism meant a building designed largely from the inside out with a clear, flowing, functional plan expressed clearly by the exterior massing and composition. It meant a building easy to maintain, rid of all bric-a-brac. Eventually it came to mean steel and glass boxes, but overall, modern meant an architecture that expressed a sense of the new.

Modern ideas, bolstered by new materials such as plastic and aluminum and inventive uses of old materials such as glass, were also pervasive in industrial design and in the production of a vast range of many consumer products available to a young, eager, mobile, middle-class public. Millions of G.I.’s with college degrees and their baby booming families, and many others left farms and small communities for positions in the burgeoning urban industrial and professional workforce.<sup>1</sup> They had jobs and money to

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<sup>1</sup> A total of 16.4 million men and women served during the 45 months the United States engaged in World War II, and by 1956, 7.8 million of them had received benefits under the Servicemen’s Readjustment Act of 1944, commonly called the G. I. Bill. See Mary Beth Norton, David M. Katzman, Paul D. Escott, Howard P. Chudacoff, Thomas G. Paterson, and William M. Tuttle, Jr., A People and A Nation. Boston: Houghton Mifflin Company, 1986, 798-800, as well as Chapter 31, “American Society During the Postwar

purchase a new way of life, which really meant new identities and futures in new places, new living standards in new houses with new gadgets, new cars, and the freedom to use comfortable (air-conditioned), fast and convenient transportation conveyances, such as the train and airplane. They pursued the modern idea of leisure time.

The kids above all rode the modern tsunami as it swept out the past, taking advantage of and spreading the value of new design, music, and technology, especially television and automobiles. Black and white television, even with only a few test channels during the day, changed how people lived their daily lives and eventually helped to eliminate old traditional ideas of community that had prevailed for centuries. Every kid in the mid-1950s could name just about every new car that came out by year and model. The apotheosis of a seemingly endless parade of new and amazing cars was the 1955 Chevrolet with its cream top and turquoise bottom. The picture window, asbestos siding, sleek furniture with new cool colors, the transistor radio, 45 rpm records, Elvis Presley, Buddy Holly, jitterbugging across the floor with blue suede shoes—just one dazzling revolutionary thing after another came along at dizzying speed. Millions of kids were in the middle of it, and that meant modernism was an inevitable reality for almost everyone else.

These post-war babies were also educated in thousands of new low slung, horizontally oriented, public schools of brick and ribbons of window walls erected across the country in the 1950s into the mid-1960s. A number of architecture firms, such as Tom Williamson's in Topeka, which Warren Corman joined from 1959-1963, designed these types of schools "all over Kansas, Iowa, and Oklahoma" and "99% of our work was schools."<sup>2</sup> Lawrence High School, built in 1954, is a good example of these "Midwest modern" schools, which were built to enhance the psychological and physical well-being of the largest generation of school children in U.S. history. The famed Lawrence High was only one of several Lawrence schools built from 1950 to 1965 in modern architecture, including Hillcrest Elementary School (1953), Schwegler Elementary School (1957), and East Heights Elementary School ( ).

There was a veritable crescendo of this style of architecture in the new residential halls built at the University of Kansas during this time. These residential halls were built for the boomer college kids who moved into Carruth O'Leary Hall (1955), where Wilton Chamberlain, "The Big Dipper," lived for two years and Joseph R. Pearson Hall (1959), both of which stood high on the west side of the main campus. Four small scholarship halls were built on the east rim of Mount Oread: Stephenson (1952), Douthart (1954), Grace Pearson (1954), and Ellsworth (1963). On Daisy Hill a cluster of five residential halls were built on a high hill along Iowa Street, which was the developing edge of the city of Lawrence at that time. Templin Hall (1959), Lewis Hall (1960), Hashinger Hall (1962), Ellsworth Hall (1962), and McCollum Hall (1965) were modern "no-nonsense" giants in the skyline and represented the most advanced living arrangements for housing

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Boom 1954s-1960s," 880-903. For the story of the baby boomers, see Landon Y. Jones, Great Expectations: American & The Baby Boom Generation, New York: Ballantine Books, 1986.

<sup>2</sup>Dennis Domer, Interview with Warren Corman, September 5, 2008. Transcript by Tom Harper.

thousands of new students.<sup>3</sup> Warren Corman was involved in the design of these college dormitories on the main campus and Daisy Hill, when he was working for the State Architect on and off from 1950 to 1957, and he was in the middle of creating a formula for modern educational architecture across Kansas. “We designed ... a prototype dorm for a hundred men,” and “it was going to be built all over the state, 13 foot columns center to center and all that.”<sup>4</sup> Midwest modern architecture, which had with a very different architectural character, feeling, and purpose than the mostly nostalgic school architecture built before World War II, helped to form the modern consciousness of 79 million baby boomers. As images of a future that was increasingly image-conscious, these schools also offered the advantageous actualities of the new era in the everyday life of children and their teachers. After more than 50 years, most of these Midwest modern schools are in service of their communities and are often the only schools the boomers and their progeny have ever known.

The building boom of modern architecture went beyond residential halls at the University of Kansas. The Campanile (1950), Malott Hall (1954), Allen Field house (1955), Murphy Hall (1957), and Summerfield Hall (1960) added to the panoply. No decade at the surpassed the 1950s in the number of major buildings erected at the university, and they were all modern. Warren Corman was involved in the design and construction of most of the buildings, too, while in the State Architect’s Office.

Midwest modern primary and secondary schools were a significant part of a large fabric of modern architecture that was expressed in other building types, such as banks, commercial buildings such as automobile dealerships, service stations, movie theaters, many residences, National Guard armories, county courthouses, and industrial plants. Many of these buildings are still represented in Lawrence. Lawrence’s historic downtown boasted 17 dealerships at one time, and those built in the 1950s, usually along Vermont Street, still exhibit their modernism. A good example is the University Ford Sales building, now Local Burger, located at 714 Vermont which was built in 1948. The glass rectangular sales room for shiny new Ford sedans edges out to the curb for good drive-by views and well in front of the masonry service and garage building complex behind. Buddy Gallagher Motors at 634 Massachusetts had a continuous ribbon window façade and a sweeping sign announcing its Desoto and Plymouth cars. Jayhawk Motors, now empty, was built in the 1950s at the other end of Vermont Street, as was the Capitol Federal Bank building at 1046 Vermont which was constructed in 1953. The bank has both a walk-in and drive-in facilities, a very cool service at the time and designed with the drive-in restaurant in mind. Two modern service stations downtown were Bridge Standard Service at 601 Massachusetts and Motor In at 827 Vermont. In North Lawrence Coles IGA and Pence IGA, both sleek new food centers built in 1953 with brick veneer walls, flat roofs, big ribbon windows, cantilevered canopies that sheltered shoppers, and polygonal marquis, offered a wide variety of new packages in a carefully considered interior that was designed to promote and enhance the consumer experience.

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<sup>3</sup> For an overview of Chamberlain’s student days from 1955 to 1958 at the University of Kansas, see Aram Goudsonzian, “Can Basketball Survive Chamberlain?: The Kansas Years of Wilt the Stilt,” Kansas History: A Journal of the Central Plains, Vol. 28, No. 3 (Autumn 2005).

<sup>4</sup> Domer Interview with Corman.

In an architecture nearly identical to these grocery stores are the state-built National Guard armories that appeared in many communities Kansas during the 1950s, two of which can be found in Lawrence. Both are unmistakably Midwest modern with their brick facades, flat roofs, and strategically allocated fenestration to take maximum advantage of the benefits of sun and light. Architects in the State Architect's Office were thoroughly trained in modernism, including Warren Corman. These state architects and their work became important purveyors of modernism into small communities in far-off small Kansas towns, where these buildings were admired and celebrated. These buildings also became important community centers as the National Guard has slowly centralized its operations in fewer places and turned their old armories over to communities.

The most notable Midwest modern church of the period in Lawrence is the 1959 Ecumenical Christian Ministries Center near the University of Kansas, which is on the National Register of Historic Places and was designed by William Kiene and Jack Bradley of Topeka. Kiene and Bradley had opened their office in 1953, after having graduated from the University of Kansas in 1950 with Warren Corman. Besides their schooling, they all had World War II combat experience in common and that bonded them. The ECM building was only one of many modern buildings Kiene and Bradley designed in Kansas throughout their long careers.<sup>5</sup> Kiene and Bradley also designed at least three of the 25 modern county courthouses in Kansas, including the courthouses in Coffey (1964), Logan (1965), and Morris County (1969). Modern courthouses were built throughout the 1950s and to the end of the 1960s and the earliest of these was in Johnson County (1951-52) followed, among others, by Nemaha County (1955), Dickinson County (1956), Sedgwick County (1957-59), Greenwood County (1958), Cloud County (1958), Graham County (1958), Allen County (1958-59), Seward County (1959), , Cowley County (1962-63), Shawnee County (1963), Neosho County (1964), Morton County (1964), and Harvey County (1966-67).

Warren Corman and Warren Jones, who would design the Santa Fe passenger station in 1955, graduated from the university's architecture program in 1950 and 1948 respectively, when modernism in the Midwest was on the ascendancy. We know little about the late Warren Jones at this writing but Warren Corman has been a prominent architect in Kansas for decades, and counting his father's architectural career, members of the Corman family have worked continuously as registered architects in Kansas for the last 85 years. His father, Emmett Corman, graduated from the architecture program at KU in 1925 and set up his Kansas City firm, Raney and Corman, shortly after that. Raney and Corman had their office in Union Station while they worked several years for the Fred Harvey Corporation, which built restaurants and hotels along the Santa Fe Railroad from Kansas City to Los Angeles. Emmett Corman "loved Spanish architecture" and designed hotels in the "Santa Fe" style in Arizona and California. Closer to home, he also designed the Guadalupe Center Argentine district of Kansas City in the Santa Fe style. His son, Warren, was born in there in the Argentine in 1926, and the family lived a

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<sup>5</sup>The United Presbyterian Center (Ecumenical Christian Ministries Building) National Register of Historic Places, the National Park Service, Washington, D.C., listed September 29, 2009. This nomination was prepared by Tom Harper, Leslie Tuttle, Barry Newton, and William Steele.

block away from the University of Kansas Medical Center. Emmett moved his family to Topeka in 1933, where he designed work for the WPA until he set up his second practice, the architectural firm of Spencer and Corman, which designed the first Washburn Rural High School south of Topeka. Emmett's son, Warren, designed the next two schools for Washburn Rural after his father's death.<sup>6</sup>

Warren had planned to join his father in practice after he returned from his service in World War II from 1943 to 1946 as a pilot and a Seabee who landed with the U.S. Marines at Okinawa. Warren entered KU in 1946 on the G.I. bill, graduated with a Bachelor of Science degree in Architectural Engineering in 1950, and received a structural engineering license in that year. He became a licensed architect in 1955. His father had encouraged him to go into architectural engineering so that he would know if the engineers were doing the foundations and footings of his buildings correctly. Corman never forgot that admonition, and so his education included not only the full series of architectural design courses but also the civil engineering courses necessary to pass the licensing examination for structural engineering. In the architectural curriculum, Corman remembers Professors George "Ears" Beal, who taught him in the Professional Practice course, and Little Joe Kellogg, who "didn't like anything I did. I took a course in water color design. I wasn't very good. Design was never my strong suit, I don't think. I was more of an engineer. I like to get things done. I like to detail things." "I liked old Verner Smith about as well as anybody." Smith taught building technology which Corman said "was right down my alley." In the engineering curriculum, Professor Clayton Crosier, Warren's favorite professor, taught the structural concrete course, Construction I and Construction II. "He made us keep a perfect notebook," which "we resisted like hell," and which "I used ...for years and years," and "a lot of times in Topeka when I was working for the State Architect." "I always thought I was flunking his course," Corman noted, but he got As in every one he took from Crosier. Corman took structural steel courses from Professor George Bradshaw. Before Corman could graduate in 1950, his father died of cancer, and Warren struck out on his own.

Warren had been working for the State Architect while he was in school and it was an easy transition for him there where most of his work was modern architecture. He left the State Architect's office on the urging of Warren Jones, his neighbor, who had graduated from KU in 1948 with a degree in architecture and who was working for the Santa Fe. Corman got a \$100 raise a month to make this move, and so he tendered his resignation to Charles Marshall, the State Architect, and worked for the Santa Fe for a year and a half. He and Jones designed a hump yard near Chicago, a locomotive shop in the Argentine, and the new modern replacement passenger station in 1955 in Lawrence called the Santa Fe Depot. "I did half the drawings and he (Jones) did the other half. John Lippit was the head architect but did not do any drawing. Ralph Wagner did all of our inspections. He was an old K-State grad. He inspected this depot, of course."<sup>7</sup>

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<sup>6</sup> Domer interview with Corman.

<sup>7</sup> Corman is probably right about the division of labor between Jones and him. There are 18 sheets of drawings for the station. Warren Jones did seven by himself. Warren Corman did 4 by himself. They did five together. Two sheets have no indication about who did them. Warren Corman inked the foundation plan, the roof plan and chimney details, the canopy framing plans, and the elevations. Jones drew the

According to Corman, it was impossible for Warren Jones or him to imagine anything other than a modern design to replace the old 1883 Georgian Santa Fe Railroad Station, even though their big boss in Chicago, Charlie Cloverly, had demanded a traditional design with classical references. Corman remembers that they decided defiantly that “We can’t design a building like they had here before. We’re not going to do it; we’re going to design the most modern thing we can come with which is a flat roof. In those days flat roofs were perfect. Cold tar pitch and every summer it would seal itself. It would never leak.”<sup>8</sup> On a trip to Chicago, Corman presented the modern design to Cloverly, who readily accepted but berated Corman for his incompetent drawing of a large locomotive in front of the building, a tactic Corman used to distract Cloverly from looking at the building’s design. Corman was relieved that his ploy worked but that is unlikely. Much more likely is that Cloverly accepted it, not because he didn’t know what the building was like, but because he had already approved and built very similar modern replacement depots in Arkansas City (1951) and Hutchinson (1954). Furthermore, Eleanor Ford, Cloverly’s assistant, was thoroughly delighted with the design, and she had authority to make architectural decisions for the Santa Fe. To make her contribution, she picked the light green draperies for the interior of the Lawrence passenger station, and ordered new drafting machines for Jones and Corman. That was fine with Jones and Corman because the new drafting machines always made straight lines, simplifying and speeding up their work considerably. The light green she selected was the “in-color,” too! It was a green that the Santa Fe Railroad had selected to help create the company’s thoroughly modern image and was adopted in other Santa Fe modern stations such as at Arkansas City.<sup>9</sup> The Santa Fe used in this green on the exterior metal panels, and on the interior draperies, baseboards, plaster surfaces, door and window frames of the ticket office, and on the interior walls of the ticket office. The original vinyl tile in the ticket office and in the freight office was also light green. It was definitely not a traditional color on the interior of the old depot. Cloverly may have preferred traditional architecture over modern but his competitors, Rock Island and Missouri Pacific, were building new modern depots in Goodland, McPherson, Pratt, and Hutchinson.<sup>10</sup> A traditional architecture for the Lawrence passenger station would have projected an image that did not befit a progressive railroad company in 1955. By that time, the culture of modern architecture was so pervasive in the Midwest and convincing to almost everyone that both young and old architects had fully accepted it. Corman and Jones had nothing to worry about. It was impossible for Cloverly to have imagined anything but modern when Corman came to call.

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paving plan and details, the floor plan, the roof framing plan, wall sections and details, cross sections and schedules, ticket counter details, and millwork. Together they produced the steel framing connections, the canopy framing plan and steel schedules, walls sections, main entrance doors, telephone counter details, glazed tile details, and freight office mill work. The drawings for the exterior signage and the plans and details for the terrazzo floor are not initialized. Corman and Jones were good friends and they worked well together, and it is likely that each held up his end of the work bargain in their architectural practice with Santa Fe.

<sup>8</sup> Domer Interview with Corman.

<sup>9</sup> Domer Interview with Corman, 31-32.

<sup>10</sup> H. Roger Grant, Kansas Depots. Topeka: The Kansas State Historical Society, 1990.

What Cloverly saw, behind the oversized locomotive Corman drew in front of the north elevation, was the perspective Warren Jones had made of a passenger station which was plainly modern inside and out. Like Wright often did, Jones used vertical hatching to delineate the background for his building which was composed of three intersecting rectangles of light brown brick, limestone, and glass that are attached end-to-end and tied together with sweeping, overlapping, flat built-up tar and gravel roofs made over steel decks held by I beams. The horizontality of the roofs is emphasized by a wide aluminum cornice and broad receiving canopies that shelter passengers, baggage, and freight. The overall composition of the front elevation is asymmetrical and dynamic, expressing not only the movement of people and machines along the railroad lines but generally a “modern” idea of time, place, and relativity. The architects avoided applied ornamentation, allowing the building to express its own art through clear structural and constructed systems, the beauty of materials, elemental composition, and functional detailing.

The Santa Fe depot was in a thicket of modern architecture expressed in many educational, professional, retail, and industrial buildings by 1955 in Lawrence and throughout the Midwest. There were numerous modern residences in Lawrence, which Corman and Jones knew and which certainly had an effect on their architectural thinking. The earliest of these residences was designed in 1936 by George Beal, the “radical thinker” in the architecture school at the University of Kansas, which had been a hotbed of modern architecture since Emmett Corman’s student days there, a quarter of a century before his son Warren started school there. Though the architecture school had turned to modernism as early as 1922, Beal’s apprenticeship with Frank Lloyd Wright at Taliesin in 1934 was a pivotal moment for the school and Midwest modern residential design in Lawrence. Two years after that summer at Spring Green with Wright, a December 2, 1936, Daily Journal World article called Beal’s house for Mr. and Mrs. Burt Chewing at 1510 Stratford a “New American Home,” whose outstanding feature “is that the interior design of the house was worked out first and the exterior was designed to conform. The house is electrical in almost every detail.” This power was necessary for all the new convenient appliances and heating system. The plan in which “no room will have to serve as a hallway” and one space flows into another were much touted features as were the corner windows, the dining room/living room arrangement designed “to increase the fireside circle,” indirect lighting, full insulation, and “California stucco” interior wall finishes. Beal’s own modern house, built in 1950-51 at 1624 Indiana, was designed in his words to be “a collector of sun rays.” The house included corner windows, broad overhanging eaves, an outdoor/indoor living room, large glass openings to the south, a completely paneled interior, built-in closets and storage areas. Following Beal’s lead, many faculty and students in the school of architecture undertook numerous modern designs west and south of the campus in the 1950s and 1960s. The most important and prolific among them were John C. Morley, Tom Geraughty, and Verner Smith who were all faculty at KU and Dana Dowd and Robert Hess who graduated from KU in the early 1950s. Their work followed the principles of modernism and they exhibit many similarities, such as asymmetrical and abstract façade compositions, horizontal lines, a close relationship to the site, the expressive use of natural materials, extensive built-ins, flowing interior spaces with a masonry hearth as centers, flat, built-up roofs, strategic and

multiple use of ribbon windows, casement windows, small kitchens, and main entries hidden in full view. Given the hotbed of radicalism in KU's architecture program, which the long-time chair of the department George Beal led, it is hardly a surprise that nothing other than modern architecture came from its faculty and students after World War II.

The faculty's design philosophy during their period of study was completely modern, and Jones and Corman were highly influenced by it. Corman said, "I really loved the organic architecture of Frank Lloyd Wright" and he thoroughly studied Wright and attended lectures Wright gave on his frequent trips to Lawrence and Kansas on his way from Taliesin to Taliesin West.<sup>11</sup> But the modern architecture milieu of Marvin Hall that appeared so exciting and fresh to Jones and Corman during their student days had been long in the making. KU's architecture program was established in 1912 under the leadership of Goldwin Goldsmith who worked for the legendary Stanford White of the preeminent firm of McKim, Mead, and White in New York City. McKim and White both went to the École des Beaux Arts in Paris, which Goldsmith also attended after he graduated from Columbia University. Goldsmith's students at KU won many honors, and by 1922 the program "was listed among the top schools by the Beaux Arts Institute of Design."<sup>12</sup>

By the late 1920s, however, the program began to turn away from the Beaux Arts to a modern architecture with the appointment of Joseph Kellogg, who graduated from Cornell and did not believe that the institute's "programmes" were "appropriate design exercises for students preparing to practice architecture in Kansas."<sup>13</sup> With George Beal's appointment upon Goldsmith's departure in 1928, the tendency away from the Beaux Arts model toward the modern aesthetic developed into a total commitment to modern thinking as Beal became increasingly connected in the 1930s to Wright and his organic architecture. Beal apprenticed at Taliesin in 1934, and Wright gave a lecture at KU's all-university convocation on January 15, 1935, titled "Taliesin, an Experiment in American Culture."<sup>14</sup> On a tour of the architecture program, Wright visited Beal's design studio in which a student by the name of Curtis Besinger showed a watercolor drawing of a natatorium. Wright was very complimentary. Three years later, after Beal and Besinger visited Taliesin in the summer of 1939, Besinger entered Wright's Fellowship and remained as a senior associate until he returned to the University of Kansas to teach architecture from 1955 to 1984.<sup>15</sup> Besinger designed prairie school houses in Iowa and Aspen, Colorado during these years but his greatest influence was in the design studios and on the faculty over the 30 years he taught there.<sup>16</sup> The period of Wrightian architecture at KU has faded now into the past but for more than 50 years from 1934 up to Besinger's death in 1999, the school of architecture at the University of Kansas had

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<sup>11</sup> Domer Interview with Corman.

<sup>12</sup> Stephen Grabow, "Excellence from the Start: One Hundred Years of Architectural Education at Kansas," [www.sadp.ku.edu/school/overview/history](http://www.sadp.ku.edu/school/overview/history).

<sup>13</sup> Curtis Besinger, *Working with Mr. Wright*. New York: Cambridge University Press, 1995, 1.

<sup>14</sup> Besinger, 3.

<sup>15</sup> "Curtis Besinger Retires," *KU Architect*, The University of Kansas School of Architecture and Urban Design, Vol. 3, No. 2, (Summer 1984), 3, 8.

<sup>16</sup> Richard Guy Wilson and Sidney K. Robinson, *The Prairie School in Iowa*. Ames: The University of Iowa Press, 1977, 88, 118.



direct connections to Mr. Wright, his fellowship, and to his foundation. KU's school of architecture was not alone in its strong bias in favor of modern architecture. By the early 1950s, architectural schools across the prairie plains, including Iowa State University, the University of Nebraska, Kansas State University, the University of Oklahoma, Oklahoma State University, the University of Texas, and Texas A & M University, had gone modern.

Wright was already an American icon by the time Corman and Jones were students, and probably the most notable architect of the first half of the 20<sup>th</sup> century. Wright had designed highly publicized projects all over the world and particularly throughout the Midwest before by the end of World War I. Owing in part to his relationship with Governor Allen, his friendship with the well-known editor William Allen White in Emporia, and his ability to attract publicity, Wright was also a known figure in Kansas. In 1917, Wright completed the Henry J. Allen house, the last house of Wright's Prairie School period, which became one of Wichita's most prominent examples of 20<sup>th</sup> century modern architecture.<sup>17</sup> Wright also did typical "Wrightian" drawings for an early Usonian house in Wichita for Mr. and Mrs. C. H. Hoult but it was never built.<sup>18</sup> Wright greatly admired William Allen White, had an extensive correspondence with him, and contracted to renovate his house in Emporia, though this contract was never fulfilled. In Kansas City, Wright's Sondern House and the Kansas City Community Christian Church, both built in 1940, are two other examples of Wright's work not far from Lawrence that drew the attention of young architecture students.<sup>19</sup> Chicago and Oak Park were not far away either and easily reachable by train, though the library of the University of Kansas was full of books by and about Wright by the end of World War II. Warren and Jones, having intently studied Wright and attended his lectures in 1947 or 1948, loved the principles and practices of this renowned prairie architect and his particular brand of modernism.

Jones and Corman also became quite familiar with other related branches of modernism, such as the architecture of Le Corbusier, and the architecture that emanated from the Bauhaus in Weimar, Germany and eventually was carried in the late 1930s to Chicago by Ludwig Mies van der Rohe.<sup>20</sup> Mies, an internationally known architect, established the famous modern architecture school at the Armour Institute, now the Illinois Institute of Technology (IIT), as a kind of new Bauhaus in the United States. Many of the original faculty of the German Bauhaus followed Mies to Chicago. Compared to Wright's active organicism, Mies's architecture was made considerably more serene with his reduction of architecture to the minimal necessities, the rationalization of structure, the accentuation of constructional details, and an elegant use of glass and steel that together exuded a very urbane art. One of the most elegant and influential examples of this kind of Midwest

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<sup>17</sup> William Allen Storrer, The Architecture of Frank Lloyd Wright: A Complete Catalog. Cambridge: MIT Press, 1982, 205.

<sup>18</sup> Pamela D. Kingsbury, Frank Lloyd Wright and Wichita: The First Usonian Design. Wichita-Sedgwick County Historical Museum, 1992.

<sup>19</sup> Storrer, 279-280.

<sup>20</sup> Dennis Domer, Interview with Warren Corman, September 5, 2008. Transcript by Tom Harper.

modern architecture was the famous Farnsworth House Mies designed and built near Chicago between 1945 and 1950.<sup>21</sup>

Wright liked Mies, and Mies's generation of architects considered Wright the father of modern architecture. Born in the 1880s, Gropius, Mies, and Le Corbusier were all young architects who worked for Peter Behrens in Berlin when Wright offered the famous exhibition of his work in 1909. Every one of them claimed to have seen the exhibition, whether they did or not, and publications that accompanied that exhibition were much coveted by the Germans. Wright was well known for denigrating the work of other architects but he liked Mies' work, and Mies was one of the few architects that Wright could compliment, however indirectly.<sup>22</sup> They had a lot in common, as Wright could see. They were both very interested in the expressing the structure of architecture, and they used materials honestly. Both of their work exhibited the inside-outside space created by broad overhangs or overlapping roofs. They both believed in an industrialized architecture.

Since the modern principles of design used by these two famous men were not that different, they had many common followers and admirers, and there were hundreds of architects throughout the Midwest who tried to bridge whatever middle ground existed between the two giant modernists from Chicago. One of the most notable of those who bridged the two branches of Midwest modern architecture was Alfred Caldwell, a protégé of Mies and the prairie school landscape architect Jens Jensen, a great admirer of Wright, and influential professor at IIT. Caldwell was able to develop in the late 1940s into the 1960s an architecture that met Wright and Mies halfway, encumbering the practices and expressions of both. His drawings were usually Wrightian in stylistic terms but his buildings were less busy than Wright's, because like Mies, Caldwell eliminated everything that was unnecessary to the constructional character of the architecture. But Caldwell was also a landscape architect totally committed to the prairie school landscape ideas of Jens Jensen and to Wright's insistence on careful site considerations. His architecture with its Wrightian and Miesian influences was almost always accompanied by drawings in which Caldwell paid extreme attention to the building site and its natural setting. He attempted to enhance the setting in accordance with prairie school principles.<sup>23</sup> Like Caldwell, many other architects during the 1950s, through repetition and learning what worked and what didn't work, created a repertoire of parts, details, materials, processes of building, and images of modernism that yielded a clear, recognizable architectural statement in thousands of buildings throughout the Midwest. With their clients these architects through hundreds of buildings devised a distinctive architecture that stems from a definable body of thought and was produced during a specific period in modern architectural history. Young architects like Warren Corman and Warren Jones made numerous contributions to the development of Midwest Modern architecture in Kansas, and the Santa Fe passenger station was one of the most important and lasting ones.

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<sup>21</sup> Charles Jencks, Modern Movements in Architecture. New York: Anchor Books, 1973, 103-104.

<sup>22</sup> Besinger, 23.

<sup>23</sup> Dennis Domer, editor. Alfred Caldwell: The Life and Work of a Prairie School Architect. Baltimore: Johns Hopkins University Press, 1997.

The exterior architectural aesthetic of Jones and Corman's Santa Fe passenger station epitomizes a middle ground between Wrightian design and the International Style of Mies and Le Corbusier. As one of many modern architectural design negotiations made at mid-century, Jones and Corman embedded the principles of modern architecture throughout this building. Modern architecture was more than mere façade composition. It represented a design revolution inside and out, and modern ideas are strongly reinforced in plan and three-dimensionally through massing and the use of materials in the passenger station. Anything but superficial, Jones and Corman's drawings in 18 pages include all structural systems, constructional systems, materials, and manufacturing requirements as well as a signature modern facade. These drawings detail very clearly essentials of Midwest Modern architecture.

The largest rectangle is emphasized by a raised roof and two facades of glass that enclose an elegant passenger waiting room 27' by 38' on the interior. The large indoor-outdoor space created under a 12' canopy, held up by light green metal pipe columns, interacts with the interior through the two glass walls, expanding the sense of its size and contributing to the sense of a flowing, uninterrupted interior. The streamlined glass walls bring light from the southwest and northwest into the interior which also glows through the glass at night, making the waiting room always obvious to anyone approaching the building.

The waiting room mass is clearly separated from the smaller baggage and freight service mass, another rectangle formed by masonry walls that step back from the waiting room. These two rectangles are further separated by the rough-faced cut limestone wall at the main door way, which also has an articulated roof to indicate a way into the passenger station. The smaller rectangle of brick provides ticketing, bathrooms, janitorial, boiler room, baggage, and administrative services. The third rectangle, that connects the waiting room with the freight and baggage section, is the service corridor, which is set back to the same plane as the waiting room but without the wide overhang and behind the plane of the freight office.

To enter the interior from the street side and exit the interior track side, passengers walked through polished aluminum double doors into vestibules that buffered the interior from outside conditions. The vestibules opened into a cross passage that has a low ceiling relative to the large open space which bursts open and up into an elegant waiting room with a polished cream color terrazzo floor with black pebbles, a plain brick wall, and two Geyser glass window walls held in place by extruded bar aluminum and curtained with long light green drapery to shut out the heat or light. The unique glass ventilators associate with the windows of the shiny new passenger trains stopping at the station but originally they appeared on the façade of a Heinz pickle factory that Corman saw in the Architectural Record.<sup>24</sup> The interior has an atmosphere of calm, confidence, professionalism, and simplicity that modern travelers of the 1950s expected to experience. The 5/8" terrazzo floor with black flecks and brass divider strips on 3' centers contributes a solid, dignified, and easy to clean floor for the much used waiting

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<sup>24</sup> Domer interview with Corman. Architectural Record.

space. The waiting room has straightforward, comfortable, modern lounge chairs and ottomans formed with bended metal rods. The light fixtures, clock, and bulletin board are polished aluminum. The flying saucer light fixtures in the space overhead are three feet in circumference. As if in flight, they activate that overhead space and paint a typical aspect of the modern imagination portrayed so often in the movies that travelers from other worlds were landing. The acoustical tile ceiling above the fixtures provide an infinite background to this overhead scene. In one corner of the waiting room is a telephone station of obscured glass and aluminum bar framing in the shape of a boomerang, a form often seen in modern kitchen counters and associated with modern design.

At the edge of the passage way of the waiting room and at the head of the service corridor is the ticket office with its prominent ticket counter. A plain glass sliding door and “Surfwood” base front the counter and office wall on the passage way side and on the service corridor side corrugated glass and a Surfwood base front the ticket office. The counter is covered with hard linoleum and edged with wood on the passenger side of the counter and with brushed aluminum on the agent’s side of the counter. This corrugated glass is repeated on one of the side walls of the agent’s office. Inside the ticket office is a beautifully milled ticket agent’s counter with specific drawers for every ticketing purpose. The counter is 5/16” plywood covered with a heavy linoleum top and trimmed with stainless steel. Nothing could be more functional than this ticket office counter and nothing could be more modern in design.

There is no applied ornamentation in the waiting room, ticket room or in the service corridor with its terrazzo floor that leads to the bathrooms, janitorial closet, boiler room, agent’s office, baggage room, and freight office. A green vinyl tile over a concrete floor sufficed originally in these rooms, excepting the bathrooms which have quarry red tile floors. The corrugated glass in the service corridor indicates the importance of the agent’s office behind it. The light green color chosen for many components of the passenger station was a blatant signal that this station was on the cutting edge at the time it was built.

By the time the Santa Fe passenger station opened in early 1956, Warren Corman was 30 years old and had been practicing architecture and engineering since his time as a CB in World War II. He was very capable, enthusiastic, easy to work with, and experienced, and he was never out of work, which was a good thing because he had 6 baby boomer children. He left his work at Santa Fe in 1957 when he became an architect for DuPont in Delaware from 1957 to 1959. He joined a partnership with Tom Williamson and formed the firm of Williamson & Corman from 1959 to 1963. From 1963 to 1966 he was in the firm of Howell, Hale, & Corman of Topeka, but his most significant contributions to Midwest modern architecture came in his work as Director of Facilities for the Kansas Board of Regents System of Higher Education from 1966 to 1997. For more than 30 years in that position, Corman supervised the construction of hundreds of buildings on 6 state universities, 19 community colleges, 5 technical colleges, 6 technical schools, and 1 municipal university. Many of these buildings were modern, even though they were built after 1965. Midwest modernism didn’t play itself out in Kansas until the 1980s and the

onset of postmodern design. It is no exaggeration to assert that Warren Corman was one of the most important purveyors, if not the most important purveyor, of modern architecture in Kansas history. At the age of 84 he continues to practice architecture today as the University Architect at the University of Kansas.

His modern ideas and sources behind Midwest modern architecture stem from the cultural hearth of Chicago that was operating at the end of the 19<sup>th</sup> century and into the early 20<sup>th</sup> century. These architectural ideas spread through the work of Wright and Mies and penetrated deep into the hinterlands. They found a particular resonance in Lawrence, Kansas, which was very receptive to modern architecture because of the program in architecture at the University of Kansas. It had been a hotbed of modern architecture since the 1920s, and students and faculty subsequently designed dozens of modern projects in Lawrence and throughout the Midwest from 1950 to 1965. In spite of this great surge of modern architecture in Lawrence, in Kansas, and in the Midwest during the 1950s and 1960s, the question remains concerning whether or not the specific characteristics of this type of architecture actually can be exclusively identified with this specific region of the United States. Chicago was certainly a major center of modern architecture which spread to every region of the United States following World War II, and many of the principles of modern design characteristic in the Midwest can be found in modern buildings throughout the world. Perhaps the insistence and variable use of tan and brown brick integrated into new glass and steel building systems is the most recognizable aspect of Midwest modern architecture.

Midwest modern architecture was initially welcomed and received with celebratory praise. The new passenger depot in Lawrence got its share of accolades. Mayor John P. Crown bragged that “It’s a smart looking depot,” and that he couldn’t “picture Santa Fe depots ever looking better.”<sup>25</sup> Unfortunately, however, modern architecture has not fared well during the last 25 years in Lawrence, in Kansas or generally in the United States. Much of this architecture has either been destroyed or significantly altered with a zealotry bordering on hateful revenge. One photographer who decided to photograph all the county courthouses in Kansas had nothing but negative comments about the modern courthouses he visited. He noted that “I am nuts about just about every courthouse in the state of Kansas, but this one is probably my least favorite in the state. Well maybe it's not that bad, but I didn't care for it.” He called it “a strange looking hodgepodge.” He found the Wilson County Courthouse “kind of boring,” the Greenwood County Courthouse as having “not so neat an appearance,” and he insisted that Council Grove should have “a nicer courthouse.”<sup>26</sup> Tom Wolfe’s best seller 1981 book, From Bauhaus to Our House, criticized modern architecture for its box-like forms, its steel and glass, its denial of environmental constraints, its avoidance of external ornamentation, and its elite nature. He accused modern architecture of ignoring regional differences and native cultures. This criticism, much of it based on ignorance rather than knowledge, has grown to a knee-jerk negativity that degrades all modern architecture for its problems and romanticizes nostalgic, traditional architecture as the answer to all those problems. The most recent diatribe against modernism came in the Wall Street Journal which bemoans

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<sup>25</sup> H. Roger Grant, Kansas Depots. Topeka: Kansas State Historical Society, 1990, 49.

<sup>26</sup> To see these quotes, Google the courthouse.

“decades of buildings impoverished by plainness.”<sup>27</sup> As a consequence of enduring prejudice and ignorance, many modern buildings have been razed without rational consideration or desecrated by gable or hipped replacement roofs simply because we do not know how to make a flat roof today, as Warren Corman emphatically states. The loss of this modern heritage has diminished our understanding and appreciation of the efforts of the “Great Generation” to rebuild the United States with an advanced constructional technology and avant garde aesthetic that befit the most important democracy in the free world.

The destruction of so many modern buildings in Kansas and across the United States only makes the Santa Fe passenger station that much more important. It is rare to find a modern building with so much integrity, which makes this passenger station one of the most significant buildings in Lawrence and in Kansas. It remains a tribute to that confident, post-war period between 1950 and 1965 when thousands of examples of Midwest modern architecture were erected, and it is an outstanding product of those men and women who re-made America after World War II. The station has many distinctive characteristics of Midwest modernism and as a railroad station embodies the most advanced thinking in station design at mid-century. It was built at the height of the modern period when most Midwest modern design in Lawrence, Kansas, and the Midwest was constructed. It has very high architectural integrity, and is in very good condition in spite of the fact that it has not been well maintained. One of its significant characteristics is that it is easy to maintain and to a large extent can survive inadequate maintenance. Few buildings in the postmodern period can do that. The building represents a very important place in historic East Lawrence where most of the Santa Fe’s personnel lived for over a century. Its contribution to the history of Lawrence is very great. Thousands of students arriving for classes at the University of Kansas and Haskell Indian Nations University got their first glimpse of Lawrence and made their entry into city through the Santa Fe passenger station gateway. Passengers by the thousands have also come and gone from this station which remains strong in their memories as they greet friends, sweethearts, and returning family and waived tearful goodbyes to loved ones. The station continues to be usable as a very attractive operating passenger station for AMTRAK. To save this passenger station is to celebrate the excellence of modern ideas, to suggest its importance in our history, and to recognize the men and women who brought those ideas into fruition.

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<sup>27</sup> Eric Felten, “Banish the Bland: The Glass Box Is So Last Century,” The Wall Street Journal, December 4, 2009. See Modern Architecture Needs More Ornamental Detail. – WSJ.com.



**HRC RESOLUTION NO. 2017-11**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS,  
HISTORIC RESOURCES COMMISSION RECOMMENDING  
THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE,  
KANSAS, DESIGNATE 413 E 27<sup>th</sup> STREET, LAWRENCE,  
DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE  
LAWRENCE REGISTER OF HISTORIC PLACES.**

**WHEREAS**, Chapter 22, "Conservation of Historic Resources Code," of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, on September 12, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 413 E 27<sup>th</sup> Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

**WHEREAS**, the current owner of record of the subject property supports the nomination;

**WHEREAS**, on October 19, 2017 and November 16, 2017, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

**WHEREAS**, at the November 16, 2017 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:**

**SECTION 1.** The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

**SECTION 2.** Pursuant to criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, 413 E 27<sup>th</sup> Street, Lawrence, Douglas County, Kansas, the legal description of which

follows,

**BEGINNING AT A POINT 15.0 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE BNSF RAILROAD AT BNSF MILE POST 26.42 THENCE SOUTH, 45 FEET; THENCE WEST, 136 FEET; THENCE SOUTH, 16 FEET; THENCE WEST, 119 FEET; THENCE NORTH, 153 FEET; THENCE WEST, 78 FEET, THENCE NORTH, 54 FEET; THENCE NORTHWESTERLY, 151 FEET; THENCE NORTH, 76 FEET; THENCE WEST, 130 FEET; THENCE NORTH, 173 FEET TO A POINT 15.0 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE BNSF RAILROAD; THENCE IN A SOUTHEASTERLY DIRECTION, 15.0 FEET FROM AND PARALLEL WITH THE CENTERLINE OF THE BNSF RAILROAD, 760 FEET MORE OR LESS TO THE POINT OF BEGINNING; CONTAINING 84,379 SQUARE FEET MORE OR LESS,**

be designated as a Landmark on the Lawrence Register of Historic Places.

**SECTION 3.** The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission this 16<sup>th</sup> day of November, 2017.

**APPROVED:**

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Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

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Lynne Braddock Zollner  
Historic Resources Administrator

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 5: L-17-00062**  
**STAFF REPORT**

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**A. SUMMARY**

Public hearing for consideration of placing the structure known as the Louis and Eva Poehler Residence located at 801 Alabama Street on the Lawrence Register of Historic Places. Submitted by the Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, the property owner of record.

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6<sup>th</sup> Street.

This report includes the proposed environs definition for the structure known the Louis and Eva Poehler Residence located at 801 Alabama Street.



**B. HISTORIC REGISTER STATUS**

The structure known as the Louis and Eva Poehler Residence located at 801 Alabama Street is not listed on any historic register.

## **C. REVIEW CONSIDERATIONS**

### **1) History Summary**

According to the nomination, the structure located at 801 Alabama Street, known as the Louis and Eva Poehler Residence, was originally constructed c. 1899.

The Louis and Eva Poehler House is eligible for listing as a local landmark under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The nomination for the property notes that there was a smaller structure located on the property prior to the sale of the property to Theodore and Sophia Poehler on May 15, 1895. (Theodore Poehler established the Poehler Mercantile Company with one of the company warehouses located at 619 E 8<sup>th</sup> Street in East Lawrence listed in the National Register of Historic Places.) The current owner and research conducted by Dale Nimz dates the current house to c. 1899-1900 after Theodore and Sophia Poehler had deeded the property to Louis C. Poehler in 1897. City directories show that Louis and Eva Poehler were listed as residing at 801 Alabama Street in 1901 and 1903.

Eva Poehler sold the property in 1907 and the property was sold several times within short timespans until 1919 when Frank E Banks was listed as the owner and resident until after 1961.

### **2) Architectural Integrity Summary**

The primary structure located at 801 Alabama Street has good historic integrity both from the original design and alterations that have been made to the structure that have achieved historic significance in their own right. It is a good example of the gambrel-roof sub-type of the Shingle style of architecture that is not currently well represented on the Lawrence Register of Historic Places. The nomination and *A Field Guide to American Houses* by Virginia McAlester identify that only approximately twenty-five percent of Shingle style houses are of this gambrel roof with a full second story incorporated into the steeper, lower slope of the gambrel roof sub-type.

The structure maintains significant integrity of location and design that make it worthy of preservation. The architectural description was provided by Dale Nimz in the nomination application. Nimz notes in the description that the front porch is likely not original and was possibly constructed in the 1920s. Another addition likely constructed in the 1920s is the sleeping porch wing. Both of these alterations have achieved historic significance in their own right according to the standards. The only alteration that has not achieved significance is the contemporary alteration of an addition of a one-story shed-roofed sunroom to the rear wing c. 2000.

There is an existing garage on site that is likely historic. However, the condition of the garage was not assessed with this nomination to be considered a contributing structure to the nomination and should be evaluated as a structure in the environs of the primary structure.

### **3) Historic and Current Context Description and Environs Definition**

Historic character information is based on historic photographs, Sanborn Fire Insurance Maps, *the nomination information, 1873 Douglas County Atlas, Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

When the Louis and Eva Poehler Residence located at 801 Alabama Street was constructed c. 1899, the historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). The Poehler house was constructed during a transition of two of the context periods from the "Agriculture and Manufacturing, Foundations of Stability, 1874-1899" period and "Quiet University Town, 1900-1945". During this timeframe, the town's population grew at a slow gradual rate.

At the time of construction it is likely that there were no public amenities adjacent to the Poehler house. However early in the twentieth century improvements in the urban infrastructure likely impacted this area of Lawrence. Natural features, relatively flat ground with some slope, and outdoor spaces were typical for additions to the city in this area. At the time of construction, the area was a mix of developed and undeveloped lots.

The area surrounding 801 Alabama Street was platted in 1871 with a grid pattern as Lane Place Addition. The lots were divided into 50' X 117' lots. The block was developed with detached dwelling units predominantly on single platted lots or 1½ lots. Land use was primarily single family residential. Land use in the surrounding area during the period of construction was primarily residential. There was no zoning for this area.

The current context of the Louis and Eva Poehler Residence located at 801 Alabama Street has changed little since the construction of the house in 1899. The area has completely developed with residential structures with residential uses and architectural types. The grid pattern and original plat has continued and the zoning reflects this development pattern.

#### **Environs Definition Based on the Historic and Current Context Description**

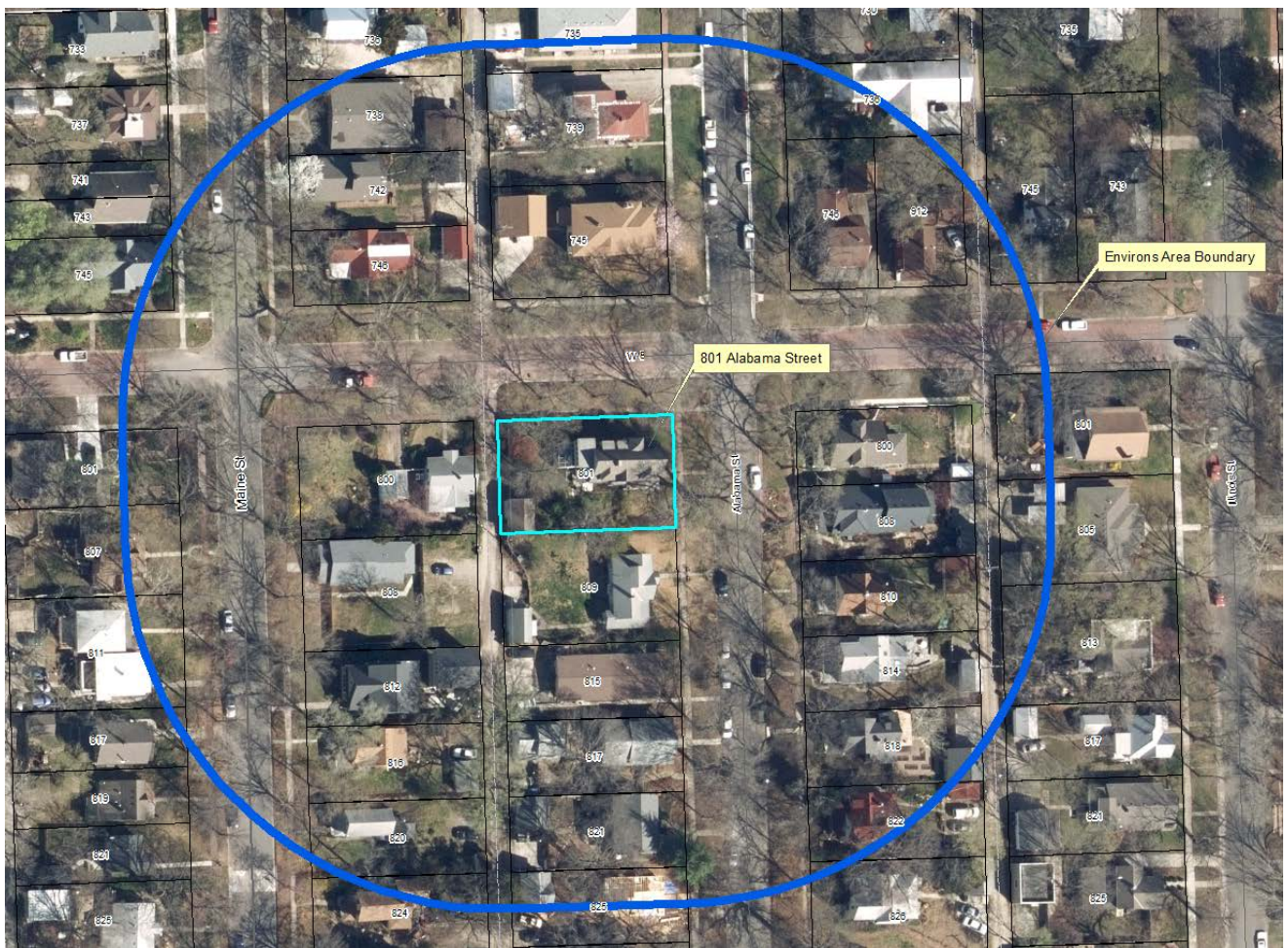
The environs of the Louis and Eva Poehler Residence located at 801 Alabama Street have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.



All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



#### **4) Planning and Zoning Considerations**

The property on which the Louis and Eva Poehler Residence is located is zoned RS5, Single Dwelling Residential District. The primary purpose of the RS Districts is to accommodate predominantly single Detached Dwelling Units on individual Lots. The Districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS Districts are primarily differentiated on the basis of required minimum lot size. The RS5 district should have 5,000 sf.

#### **5) Fiscal Comments**

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

#### **6) Positive/Negative Effects of the Designation**

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission, an advisory board, with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.



A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

Examples of projects which would require review and approval are projects involving the exterior of a building, and demolitions or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

## **7) Summary of Applicable Designation Criteria**

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Local Register of Historic Places.

### **D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403**

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

- (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;*
- (2) Its location as a site of a significant local, county, state, or national event;*
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*
- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- (5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
- (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;***

The Louis and Eva Poehler Residence located at 801 Alabama Street a good example of the gambrel-roof sub-type of the Shingle style of architecture.

- (7) Its embodiment of design elements that make it structurally or architecturally innovative;*

*(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;*

*(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*

-----

The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

*"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:*

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (B):

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) In the case of a nominated landmark found to meet the criteria for designation:
  - (a) The significant exterior architectural features of the nominated landmark that should be protected; and,*
  - (b) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.**
- (D) In the case of a nominated historic district found to meet the criteria for designation:
  - (1) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
  - (2) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
  - (3) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (G) A map showing the location of the nominated landmark or the boundaries of the*

*nominated historic district.*

**E. RECOMMENDATION:**

Staff is of the opinion the Louis and Eva Poehler Residence located at 801 Alabama Street qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6, as described in Section 22-403. The existing garage located on the property has not been evaluated for nomination and is not identified as either contributing or non-contributing to the landmark designation at this time.

Staff recommends the Louis and Eva Poehler Residence located at 801 Alabama Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2 and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*

Louis and Eva Poehler Residence located at 801 Alabama Street is a good example of the gambrel-roof sub-type of the Shingle style of architecture.

- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*

Louis and Eva Poehler Residence located at 801 Alabama Street maintains sufficient integrity of location and design that make it worthy of preservation.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:*  
(A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*

Fenestration pattern, windows, and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, brick and stone columns of the primary porch, wood siding, arched windows, bay projection with shingled accents, wide overhanging wood eaves, dormers including forms and decorative shingles, brick chimney, and sleeping porch.

- (B) *The types of construction, alteration, demolition, and removal, other than those*

*requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*

Changes to fenestration pattern, windows, and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, brick and stone columns of the primary porch, wood siding, arched windows, bay projection with shingled accents, wide overhanging wood eaves, dormers including forms and decorative shingles, brick chimney, and sleeping porch should require a *Certificate of Appropriateness*.

*(E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC has adopted an ***Environs Definition for the Louis and Eva Poehler Residence located at 801 Alabama Street*** to delineate how environs review will be conducted in relation to the listed property. (See above)

*(F) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

*(G) A map showing the location of the nominated landmark. (Attached)*

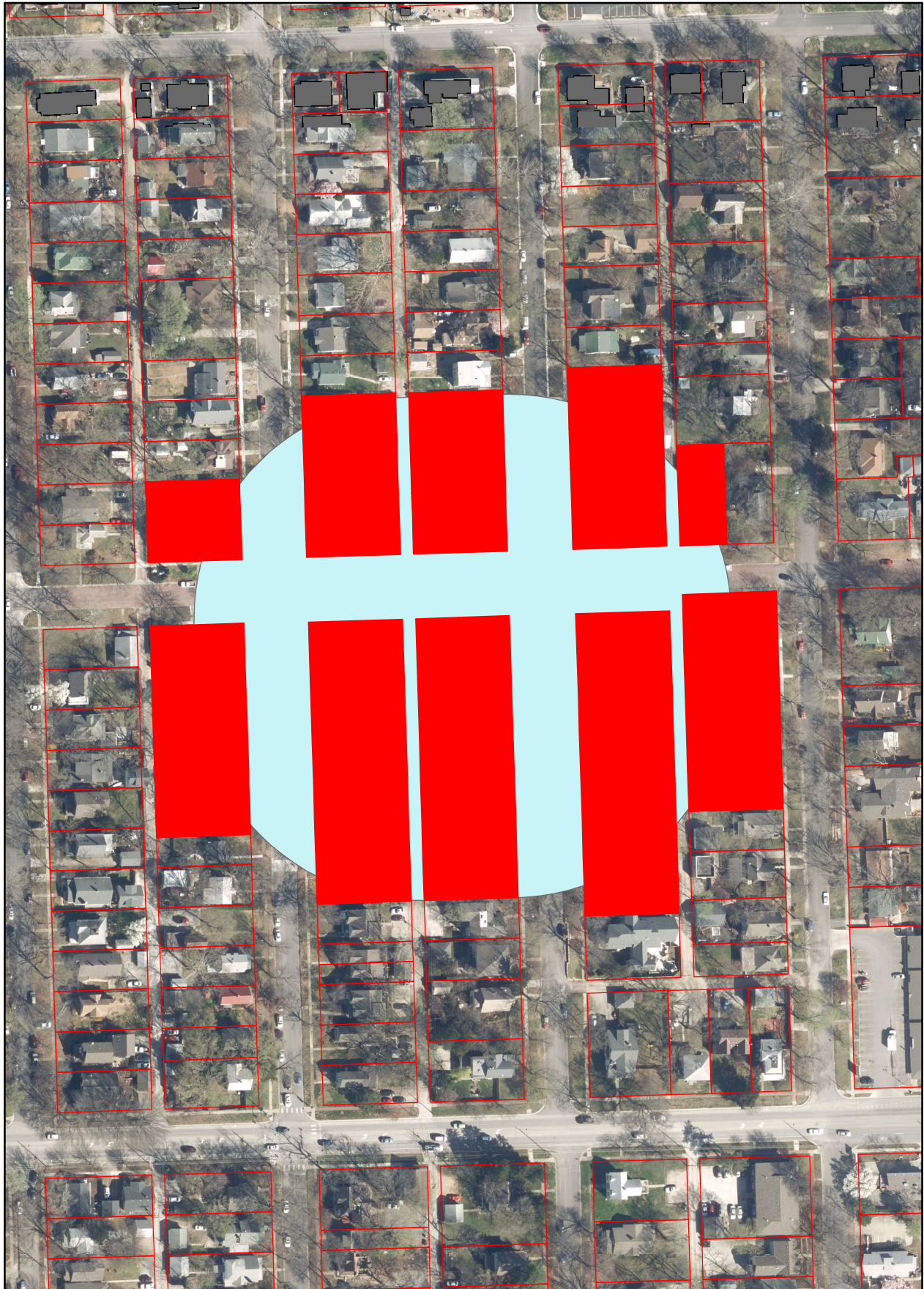


# 801 Alabama Street





# POL WITHIN 250 FT OF THE LOUIS C & EVA POEHLER HOUSE (U05048A)





## LANDMARK APPLICATION

Pre-Application Meeting **Required**  
Planner \_\_\_\_\_  
Date \_\_\_\_\_

**PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED.** (City Code 22-105(Y))

### PROPERTY INFORMATION

Name of Historic Property Louis C. & Eva Poehler House  
Address of Property 801 Alabama Street  
Legal Description of Property Lane Place Addition, Block 14, Lot 1 & N 1/2 Lot 2

### OWNER INFORMATION

Name(s) James A. Slater II & Geraldine Slater  
Contact Alex Slater  
Address 801 Alabama Street  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) 841-0754 E-mail jasii@ku.edu

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

### APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance  
Company \_\_\_\_\_  
Address P.O. Box 1073  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) 841-2460 E-mail djbrown806@gmail.com



## DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1899

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations c. 1920, 2000

Describe any known alterations including additions to the property. (Add additional sheets if needed)

Generally, the Poehler House has excellent exterior architectural integrity. According to the present owner, the porch has been enlarged to form an ell. Both the porch and a rear addition with a second story sleeping porch appear to date from c. 1920. The rear sunroom is a contemporary addition from c. 2000.

## REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

## HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event  
Event \_\_\_\_\_
- ☐ Association with a significant person  
Person \_\_\_\_\_
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other \_\_\_\_\_



**HISTORY OF THE PROPERTY** (Add additional sheets if needed)

See attached appendix.

**DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.**

What year was the property platted? May 8, 1868

What is the name of the subdivision? Lane Place Addition

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

Paving of Lawrence's main street, Massachusetts, began in 1899. This addition may not have been paved when this house was built, but paving, curb, sidewalks, gas & electrical service would have become available in the first decade of the twentieth century.

**ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.**

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the  
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for  
landmark designation as indicated above.

Signature(s): \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

### OWNER AUTHORIZATION

I/WE \_\_\_\_\_, hereby referred to as the "Undersigned", being of lawful age, do hereby on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize \_\_\_\_\_ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of \_\_\_\_\_ Lawrence/Douglas County, \_\_\_\_\_ Kansas, regarding \_\_\_\_\_ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_,

by \_\_\_\_\_.

My Commission Expires:

\_\_\_\_\_  
Notary Public



**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County  
Metropolitan Planning Office**

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044  
(785) 832-3150 Fax (785) 832-3160  
<http://www.lawrenceks.org/pds/>

**OWNER AUTHORIZATION**

I/WE James A Slater II and Geraldine G Slater, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 6th day of October, 2016, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 801 Alabama Street (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

James A. Slater II  
Owner

Geraldine G Slater  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 06 day of October, 2016,

by James A Slater + Geraldine G Slater.

My Commission Expires: 1/18/2020

Shannon Carlson  
Notary Public



Exhibit A

Legal Description

Lane Place Addition Block 14 Lot 1 & N1/2 Lot

801 Alabama

## Appendix – Louis and Eva Poehler House, 801 Alabama, Local Landmark

### Architectural significance of the property

The Louis and Eva Poehler residence is a well-preserved example of the gambrel-roof sub-type of the Shingle style. According to Virginia McAlester, approximately twenty-five percent of Shingle style houses have gambrel roofs with a full second story incorporated into the steeper, lower slope of the gambrel. Contrasting with other nineteenth-century styles that preceded it, the Shingle style did not emphasize decorative detailing. Instead, it presented a complex shape enclosed within a smooth surface which unified the irregular outline of the house. The Shingle style was the first to begin to emphasize the volumetric spaces within the house rather than exterior surface details.<sup>1</sup> Overall, the residence has excellent architectural integrity and fully meets the criteria for listing in the Lawrence Register of Historic Places.

### Description

This is a detached, single-family residence on a prominent corner lot in an established residential neighborhood. The house is a rectangular two-story structure with a corner ell porch with a low-sloping roof sheltering the main entrance in the south façade. A semicircular bay window projects from the first floor façade. The second floor façade has a central bank of three 12/1 double-hung window flanked by narrow ornamental 1/1 windows with round arched heads. A similar window ornaments the central gable end. There is a projecting first floor bay window to the north.

The house has a foundation of coursed rock-faced limestone blocks. The structure is wood frame construction with weatherboard on the first story and shingle sheathing on the second. The gambrel roof is covered with composition shingle roofing. Several wall and roof dormers accentuate the irregular roof form. There are two hipped roof dormers flanking a gambrel wall dormer to the south. A slighting projecting tower bay to the north with a pyramidal roof and a bank of three 9/1 windows lights the stairway. There are two more hipped roof dormers to the north.

The corner entrance porch has coursed rough-cut stone block piers, tan brick posts ornamented with recessed courses, concrete steps, wooden floor and railing. A rear two-story sleeping porch wing extends from the northwest corner of the main block. A shed-roofed porch on turned wooden posts shelters the rear side entrance. There are 1/1 double-hung windows on the first floor, 12/1 windows in the second story front façade, 12/1 and 9/1 windows in the south, west and north facades. There are glazed wooden entrance doors in the front and rear. The central brick chimney is located in the rear of the main block.

According to the present owner, the front porch is not original. It appears that the original porch was smaller and the ell extending around the corner of the front possibly was constructed in the 1920s. The sleeping porch wing also appears to be a historic addition from the 1920s. The main contemporary alteration is the addition of a one-story shed-roofed sunroom to the rear wing c. 2000.

A garage with a gable roof oriented north-south and a sliding entrance door facing north is located on the alley in the southwest corner of the property. This structure is wood-frame construction with vertical board and batten sheathing and composition shingle roofing. It has a four-light window in the north and south gable ends.

### Historic significance of the property

The Louis and Eva Poehler House is eligible for listing as a local landmark under Criteria 1 because of its character and value as part of the development and heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

### Chronology

It appears that there was a smaller earlier house at this location from late 1888 to about 1895. J.J. and Ellen Kunkel recorded a mortgage of \$500 on Lots 1 and 24, North half Lot 2 and Lot 23, Block 14, Lane Place Addition to the Home Building & Loan assoc dated December 22, 1888. John J. Kunkel, a widower, sold the property to Theodore and

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<sup>1</sup> Virginia S. McAlester, 373-374, 383.



Sophia Poehler on May 15, 1895 for a consideration of \$1,700. The Poehlers signed a quit claim deed to their son Louis C. Poehler on December 1, 1897.<sup>2</sup> According to the present owner, this house was constructed in 1899.

This sequence correlates with available information in city directories. J. J. Kunkle [sic] was listed as the resident at 803 [sic] Alabama Street in 1894. No Kunkle or Kunkel was listed in 1896. By 1898, John J. Kunkel, a tailor, was listed as residing at 805 Tennessee Street. In that year, Louis C. and Eva M. Poehler were listed as residing on Louisiana south of the city limit. Born in 1869, Louis Poehler was an attorney in the partnership, Brownell & Poehler. By 1901 and 1903, Louis and Eva Poehler were listed as residing at 801 Alabama Street. Presumably they built the existing residence about 1900. Louis C. Poehler died in San Diego in February, 1904. He had been ill with consumption [tuberculosis] and the move to California nearly two years earlier had been an attempt to recover.<sup>3</sup>

Theodore Poehler established the Poehler Mercantile Company, a successful grocery wholesale business, in 1878. By the late nineteenth century, the family was one of the wealthiest in Lawrence. The company was incorporated in 1899 and a branch in Emporia opened in 1900. The large brick warehouse which stands in east Lawrence was constructed in 1904. The company's trade territory covered the entire state of Kansas. Theodor and Sophia Poehler bought an eighty-acre country estate in 1890 located south of what is now the intersection of 23<sup>rd</sup> and Louisiana Streets. Presumably, this is where Louis and Eva Poehler were living in 1898. Theodore Poehler, Sr. died on December 30, 1901. His son Theodore, Jr. succeeded him as president of the Mercantile Company.

Eva Poehler, a widow and childless, sold the property to J. Calvin and Sarah R. Lewellen on September 6, 1907 for a consideration of \$3,500. The Lewellens were listed as residing at 801 Alabama in 1909. In 1911, James Lewellen's occupation was listed as "real estate." His son Willard was a student at the University of Kansas. The Lewellens sold to Leona Brewer, the wife of masonry contractor Albert Brewer on April 29, 1914 for a consideration of \$5,500. The Brewers sold to Oscar T. and Minnie A. Rocklund on September 16, 1916.<sup>4</sup> The Rocklunds sold the property to Frank E. Banks and he was listed as the owner and resident in 1919. Frank Banks succeeded his father George in an established abstracting business and he owned the property until after 1961.<sup>5</sup>

#### History of the area

The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). By the turn of the century, Lawrence had matured as a community; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was "the trading metropolis for a rich and populous agricultural county."<sup>6</sup> During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, and 13,726 in 1930.<sup>7</sup>

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid."<sup>8</sup> A major improvement in 1909 was the organization of the Lawrence Light and Railway Company to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot in North Lawrence to the southern end of Massachusetts Street, there were branches on Indiana and Mississippi

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<sup>2</sup> Abstract of Title, 801 Alabama, Lane Place Addition, Block 14, Lots 1 and 24, N1/2 Lot 2 and Lot 23. Watkins Museum of History, Lawrence, Kansas.

<sup>3</sup> "L. C. Poehler Dead," Lawrence Daily Journal World 19 February 1904. Watkins Museum of History file.

<sup>4</sup> Abstract of title, 801 Alabama, Watkins Museum of History.

<sup>5</sup> Lawrence city directories, 1914, 1915, 1919, 1923, 1926, 1928, 1961.

<sup>6</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-20.

<sup>7</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21

<sup>8</sup> E.F. Caldwell, Souvenir History (Lawrence, KS: E.F. Caldwell, 1898), n.p.

Streets to the University of Kansas. The streetcar system reached its maximum extent during the years from 1922 to 1927.<sup>9</sup>

#### Development of the area surrounding the proposed landmark

When the Louis Poehler House was constructed, this area of West Lawrence was a developing residential district with contemporary infrastructure.

#### **References**

Abstract of Title, 801 Alabama Street, Lane Place Addition, Block 14, Lot 1 and N ½ Lot 2, Watkins Museum of History file.

Caldwell, E.F., ed. Souvenir History (Lawrence, KS: E.F. Caldwell, 1898).

"L. C. Poehler Dead," Lawrence Daily Journal World 19 February 1904. Watkins Museum of History file.

Lawrence City Directories.

Wolfenbarger, Deon & Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (Lawrence, KS: 1998).

McAlester, Virginia S. A Field Guide to American Houses revised & expanded ed. (New York, NY: Alfred A Knopf, 2015).

#### **Photographs**

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<sup>9</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21; Carl Thor, "Chronology of Public Transit in Lawrence, Kansas, (May 1980), 1.

**From:** Helen Moritz [<mailto:heleninlawrence@gmail.com>]  
**Sent:** Thursday, November 16, 2017 8:50 AM  
**To:** Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>  
**Subject:** Fwd: Opposition to proposed nomination of 801 Alabama

As owner/occupant of 826 Alabama for over 30 years, I have found it necessary to defend our property from loss of potential use which was in place when we bought it. Changes to the zoning required us to turn the house into a duplex if we wished not to lose that particular possible use and the possible monetary benefits it could provide. It was involved and costly to comply with the legal and zonal necessities, complete with necessary inspections, but the house is a duplex, although there is little outward indication of it.

There are several other duplexes in the 800-block of Alabama, some definitely so, some possibly so, and perhaps there are others which give as little indication of their duplex identity as mine. It appears to me that 809 Alabama, immediately adjacent to 801, is or may be a duplex, and the house next to it, 815, also may be; 829-831 seems certain to be a duplex, and my own 826. It is possible the remainder of the circled area contains more income properties. There are monetary and other considerations for the owners of these properties, and for the arbitrarily determined environs to include these properties would likely prove disadvantageous to these property owners.

The broad assertion that the environs has not significantly changed seems incorrect. The fields for grazing horses ended with the advent of the horseless carriage. The area contains duplexes and rental properties, and buildings dating from the fifties or thereabouts. Additionally, a recent magnificent, large, and tasteful addition to the house to the south of mine I feel constitutes a significant change to the area. Loss of freedom to add onto or otherwise alter my own property without scrutiny and review by the Historic Resources staff or Commission is an unwelcome intrusion, and limits my options and the potential which was inherently part of the property we bought over 30 years ago. It has a negative impact on my income property and its ability to be sold, and puts me under the thumb of unwanted overseers which in itself brings significant change to the area.

If maintaining the 801 Alabama property is desirable I can see no reason whatsoever to assert an arbitrary 250' environs to include in the defined area and to add yet another level of regulation and control, thus depriving the property owners of their own control and determination of their own property, in keeping with extant codes. I do not want to lose any of my options, which is exactly why I defended my property when the area was being rezoned. It was a costly defense. The senseless arbitrary circle, if the nomination goes through, will cost me all I fought to preserve and more. It's not right to protect one house at the cost of others' options. Protect the house itself, alone, if it is that special, and leave all else unfettered, undiminished, and with all options and potentials intact as when our properties were purchased. The proposed restrictions are unjustly and unnecessarily intrusive; our properties and the potentials their owners see in them are just as much deserving of preservation as is 801, and these possibilities should not be sacrificed.

## **HRC RESOLUTION NO. 2017-07**

### **A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 801 ALABAMA STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.**

**WHEREAS**, Chapter 22, "Conservation of Historic Resources Code," of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, on February 9, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 801 Alabama Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

**WHEREAS**, the current owner of record of the subject property supports the nomination;

**WHEREAS**, on September 21, 2017, October 19, 2017, and November 16, 2017, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

**WHEREAS**, at the November 16, 2017, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

### **NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:**

**SECTION 1.** The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

**SECTION 2.** Pursuant to criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 801 Alabama Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

**LOT 1 AND THE NORTH 1/2 OF LOT 2 IN BLOCK 14 IN LANE PLACE ADDITION, AN  
ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

be designated as a Landmark on the Lawrence Register of Historic Places.

**SECTION 3.** The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission this 16<sup>th</sup> day of November, 2017.

**APPROVED:**

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Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

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Lynne Braddock Zollner  
Historic Resources Administrator

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 6: L-17-00122**  
**STAFF REPORT**

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**A. SUMMARY**

L-17-00122 Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6<sup>th</sup> Street.

This report includes the proposed environs definition for the structure known as the Thaddeus D. and Elizabeth K. Prentice House located at 1645 Kentucky Street.



**B. HISTORIC REGISTER STATUS**

The structure known as the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street, is not listed on any historic register.

## **C. REVIEW CONSIDERATIONS**

### **1) History Summary**

According to the nomination, the structure located known as the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street was constructed c. 1921.

The Prentice House is eligible for listing as a local landmark as a well preserved example of the Craftsman architectural style. The house is eligible for listing under Criteria #6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

There is little history for the house located at 1645 Kentucky. It was constructed as a single family residence for a typical Lawrence family. According to the nomination, in the 1919 Lawrence city directory, there was no residence listed for 1645 although there were houses listed at 1642 and 1646 Kentucky Street. By 1923, T. D. Prentice was listed as the owner of the house at 1645 Kentucky Street. Thaddeus and Elizabeth were listed as residents with no occupation listed for Thaddeus Prentice. In 1925 Mr. Prentice was listed as an electrical contractor working for Kennedy Plumbing Company. The nomination notes that research shows that by 1929, Mr. Prentice was listed as the manager of the electrical department for the plumbing company. Mrs. Elizabeth Prentice, widow of T.D. Prentice, was listed as the resident at 1645 Kentucky from 1961 through 1971. The property at 1645 Kentucky was listed as vacant in 1972. Professor Norman Gee and his wife Helen bought the house from the Prentice estate and were listed as the residents in 1973. The Gees sold the house to Steven and Jane Montgomery in 2002. The current owner, Benton Peugh, purchased the house in 2013.

### **2) Architectural Integrity Summary**

The primary structure located at 1645 Kentucky Street has good historic integrity and is a well preserved example of the Craftsman architectural style. This style is underrepresented in the Lawrence Register. Unlike many cities, Lawrence did not develop complete subdivisions of Craftsman style housing. The majority of examples are spread throughout the historic areas of the City and represent different types or examples with architectural features of types that express the style. The Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street, that was constructed c. 1921 is a good example of a basic Craftsman style with elements that define the style as described in the architectural description by Dale Nimz in the application. Of note are the windows, stuccoed wood frame construction, concrete tile roofing, porch shape, porch railing with matching cornice trim, and projecting eaves with knee brackets.

While the nomination notes significant interior alterations, the glass block alteration and the rear addition do not harm the overall integrity of the structure.

### **3) Historic and Current Context Description and Environs Definition**

Historic character information is based on historic photographs, Sanborn Fire Insurance Maps, *the nomination information*, *1873 Douglas County Atlas*, *Living with History: A Historic Preservation*



*Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

The Thaddeus D. and Elizabeth K. Prentice House is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998).

At the time of construction for the Thaddeus D. and Elizabeth K. Prentice House in 1921, there were already public amenities in this area of Lawrence. The topography was hilly associated with the incline to Mount Oread and outdoor spaces were typical for additions to the city in this area. At the time of construction, the area was a mix of developed and undeveloped lots.

The area surrounding 1645 Kentucky Street was platted in 1870 with a grid pattern as Babcock's Addition. Unlike many additions and the original townsite, the lots were divided into 75' X 125' east to west along the north/south streets and lots facing the east/west 16<sup>th</sup> Street were 160' north to south and 125' east to west. The development of the block was with detached dwelling units predominantly on single platted lots. The overall development pattern did not follow the plat and most of the lots on the east west streets were developed facing east or west instead of north or south. Land use in the surrounding area was primarily single family residential.

The current context of the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street has changed since the construction of the house in c. 1921. The area has completely developed with residential structures with residential uses and architectural types. There has also been the development of a large fraternity house on the corner of 17<sup>th</sup> and Tennessee and many of the structures in the area are multi dwelling and are rental properties that primarily support students for the University of Kansas. The grid pattern and original plat has continued. While some of the zoning in the area is now for multi dwelling uses, the overall character of the area continues to be residential in form and function.

The historic and current context of the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street also includes portions of the environs of the Ludington Thacher House located at 1613 Tennessee Street. The Ludington Thacher House is listed in the National, Kansas, and Lawrence registers of historic places. The outermost portion of the environs of each property touches the other property from a northwest to southeast diagonal. There is only ½ block between the two properties.



### **Environs Definition Based on the Historic and Current Context Description**

The environs of the Thaddeus D. and Elizabeth K. Prentice House have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

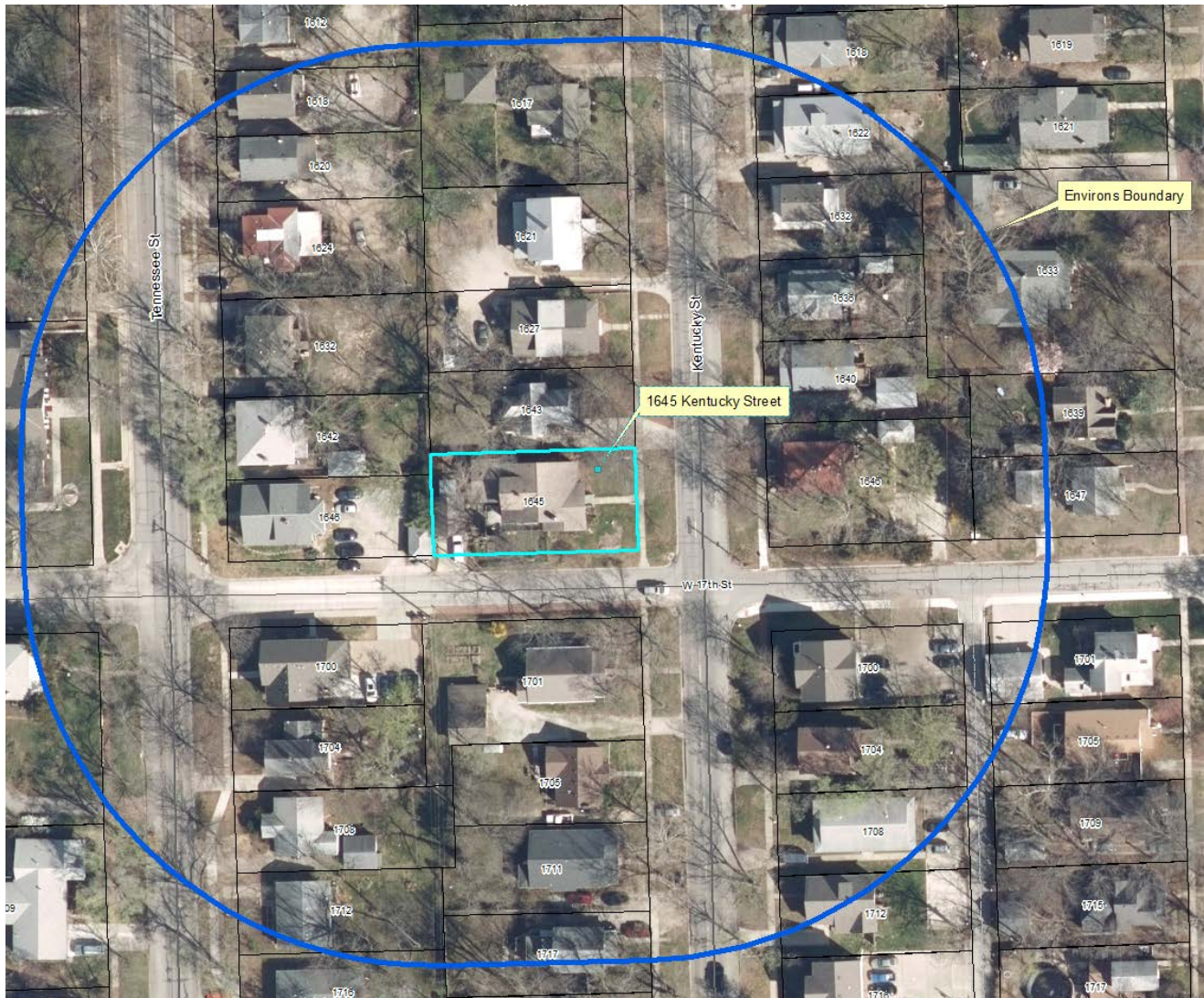
The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic



Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



#### 4) Planning and Zoning Considerations

The property on which the Thaddeus D. and Elizabeth K. Prentice House is located in the RM32 zoning district. The primary purpose of the RM districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM districts are primarily differentiated on the basis of maximum allowed net density. The RM32 district will allow 32 dwelling units per acre. The properties to the east are zoned RS5. The primary purpose of the RS districts is to accommodate predominantly single

detached dwelling units on individual Lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS districts are primarily differentiated on the basis of required minimum lot size. The RS5 district should have a minimum lot size of 5000 sf.

## **5) Fiscal Comments**

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

## **6) Positive/Negative Effects of the Designation**

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission, an advisory board, with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic*

*Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

Examples of projects which would require review and approval are projects involving the exterior of a building, and demolitions or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

## **7) Summary of Applicable Designation Criteria**

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Local Register of Historic Places.

### **D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403**

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

- (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;*
- (2) Its location as a site of a significant local, county, state, or national event;*
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*
- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- (5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
- (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;***

The primary structure located at 1645 Kentucky Street has good architectural integrity as a well preserved example of the Craftsman architectural style.

- (7) Its embodiment of design elements that make it structurally or architecturally innovative;*
- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
- (9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not*

*limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*

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The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

*"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:*

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (B):

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
  - (a) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
  - (b) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
- (D) *In the case of a nominated historic district found to meet the criteria for designation:*
  - (1) *The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
  - (2) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
  - (3) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (E) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (G) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*



## **E. RECOMMENDATION:**

Staff is of the opinion Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky, qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6, as described in Section 22-403.

Staff recommends Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2 and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*

The Thaddeus D. and Elizabeth K. Prentice House located at 1645 Kentucky Street is significant for its architectural style as a well preserved local example of the Craftsman style of architectural that represents character-defining elements of the style.

- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*

The Thaddeus D. and Elizabeth K. Prentice House located at 1645 Kentucky maintains sufficient integrity of location and design that make it worthy of preservation.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:*

- (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*

Fenestration pattern, windows with surrounds, and window and door openings, the historic form of the structure, stuccoed wood frame construction, concrete tile roofing, porch shape, porch railing with matching cornice trim, porch columns, chimney, and projecting eaves with knee brackets.

- (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*

The fenestration pattern, windows with surrounds, and window and door openings, the historic form of the structure, stuccoed wood frame construction, concrete tile

roofing, porch shape, porch railing with matching cornice trim, porch columns, chimney, and projecting eaves with knee brackets should require a *Certificate of Appropriateness*.

*(E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC has adopted an ***Environs Definition for the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street*** to delineate how environs review will be conducted in relation to the listed property. (See above)

*(F) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

*(G) A map showing the location of the nominated landmark. (Attached)*

# 1645 Kentucky Street







## LANDMARK APPLICATION

Pre-Application Meeting **Required**  
Planner \_\_\_\_\_  
Date \_\_\_\_\_

**PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED.** (City Code 22-105(Y))

### PROPERTY INFORMATION

Name of Historic Property Thaddeus D. & Elizabeth K. Prentice House  
Address of Property 1645 Kentucky Street  
Legal Description of Property Babcock's Addition, Block 7, S 62.5 ft, Lot 7

### OWNER INFORMATION

Name(s) Robert Benton Peugh II  
Contact Benton Peugh  
Address 1645 Kentucky Street  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) \_\_\_\_\_ E-mail bentonpeugh@wowway.net

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

### APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance  
Company \_\_\_\_\_  
Address P.O. Box 1073  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) 841-2460 E-mail djbrown806@gmail.com



## DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1921

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations 1980, 1990

Describe any known alterations including additions to the property. (Add additional sheets if needed)  
See attached appendix.

## REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

## HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event  
Event \_\_\_\_\_
- ☐ Association with a significant person  
Person \_\_\_\_\_
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other \_\_\_\_\_



**HISTORY OF THE PROPERTY** (Add additional sheets if needed)

See attached appendix.

**DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.**

What year was the property platted? August 21, 1863

What is the name of the subdivision? Babcock's Addition

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Scattered residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

By the time this house was constructed (c. 1921), the streets of Lawrence were being paved. Sidewalks, gas, and electrical service also would have been available.

**ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.**



**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the  
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for  
landmark designation as indicated above.

Signature(s): \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

### OWNER AUTHORIZATION

I/WE \_\_\_\_\_, hereby referred to as the "Undersigned", being of lawful age, do hereby on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize \_\_\_\_\_ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding \_\_\_\_\_ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_,

by \_\_\_\_\_.

My Commission Expires:

\_\_\_\_\_  
Notary Public



**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

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**REQUIRED INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR NOMINATION  
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

- ☐ Completed Application Form (If the property is nominated for architectural significance, include an architectural description of the structure.)
- ☐ Certified property owner list from the Douglas County Clerk's office for properties within 250' of the nominated property.
- ☐ At least one photograph of each elevation of the structure(s) and streetscape views.
- ☐ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the resource materials submitted with the application.
- ☐ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☐ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.

**Research Resources**

- Lawrence Public Library (707 Vermont Street, Lawrence)  
<http://www.lawrence.lib.ks.us/research-resources/genealogy-and-local-history/>
- Watkins Museum of History (1047 Massachusetts Street, Lawrence )  
<http://www.watkinsmuseum.org/index.php>
- Kenneth Spencer Research Library at the University of Kansas (1450 Poplar Lane, Lawrence)  
<https://spencer.lib.ku.edu/>
- Kansas State Historical Society (6425 SW 6<sup>th</sup> Ave., Topeka, Kansas)  
<http://www.kshs.org/>
- City of Lawrence Interactive map  
<http://gis.lawrenceks.org/flexviewers/lawrence/>

**PLEASE BE ADVISED:** This application will not be scheduled for a Public hearing until the Historic Resources Administrator has determined that the application has been completed. (City Code 22-105(Y))



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We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community



**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County  
Metropolitan Planning Office**  
6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044  
(785) 832-3150 Fax (785) 832-3160  
<http://www.lawrenceks.org/pds/>

### OWNER AUTHORIZATION

I/WE ROBERT BENTON PEUGH, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 24<sup>th</sup> day of January, 20 17, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize LAWRENCE PRESERVATION ALLIANCE (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1645 KENTUCKY ST. (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 24<sup>th</sup> day of January, 20 17,

by Robert Peugh.

My Commission Expires:

Notary Public



## Appendix – Thaddeus D. and Elizabeth K. Prentice House, 1645 Kentucky, Local Landmark

### Architectural significance of the property

The Thaddeus and Elizabeth Prentice House (constructed c. 1921) is a well preserved example of the Craftsman architectural style. As Virginia McAlester has concluded, this was the “dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s.” The style originated in southern California and quickly spread by pattern books and popular magazines.<sup>1</sup> The Prentice House is an example of the side-gabled subtype. About one-third of Craftsman houses are of this sub-type and it was most common in the northeastern and Midwestern states.<sup>2</sup> The Prentice house is distinguished by the large ell porch offset at the southeast corner and a prominent rear gable roof dormer.

#### Description

This is a rectangular one-and-a-half-story residence on a high corner lot that slopes down to the street. This is a high-density residential neighborhood located just a few blocks southeast of the University of Kansas campus. The main east façade has a central entrance facing south in a slightly projecting southeast bay. There are two banks of 6/1 double-hung windows in the east façade flanking a smaller central window lighting the entrance. The house is stuccoed wood frame construction with a concrete foundation and concrete tile roofing.

The main side-gable roof is oriented north-south. A large ell-shaped porch with a cross-gable roof accentuates the entrance and building corner. The porch has a solid bulkhead wooden floor and railing, and brick piers supporting slightly battered stucco posts. The lintel has a simple ornamental truss and the projecting eave has ornamental knee braces. In the rear, a long gable roof dormer shelters a sleeping porch. There is a slightly projecting bay window with a gable roof in the south façade. Generally, the wooden windows have 6/1 double-hung sash. There is a glazed wooden front entrance door. There are two brick chimneys—an exterior chimney in the south façade and an interior chimney in the ridge of the sleeping porch. Important decorative elements include the porch detailing, multi-pane windows, and knee braces under the overhanging eave of the main roof.

There is a one-story stuccoed wood-frame garage on the rear lot line. The gable roof is oriented north-south with a large overhead door to the south and a window to the east. It has concrete tile roofing. The garage has a concrete floor and shiplap horizontal board sheathing on the interior walls.

Although the interior has fair architectural integrity, there have been major alterations. Generally, the wood floors and woodwork remain in the front. According to an outline provided by the present owner, the first major rehabilitation occurred in 1980 when Norman Gee, the owner, expanded the kitchen by removing the walls of a rear entry and breakfast nook. This project also expanded the front living room by removing the wall of the northeast bedroom. The original stair to the attic was converted to a lower pitch and open stairway. Three bedrooms and a bathroom were installed in the upstairs attic. This project installed a new central heating and air conditioning system, electrical, and plumbing systems. The west foundation wall was reinforced. In a second rehabilitation project in 1990 the kitchen was enlarged by removing the northwest bedroom wall. A one-story gable-roofed studio was added to the northwest corner of the original block. The southwest deck with roof arbor was constructed in 1997. The south foundation wall was reinforced in 1998. A large glass block window was installed in the southwest corner of the kitchen in 2002. The custom designed copper and bamboo privacy fence on the south side of the house was installed in 2003. New storm windows were installed in 2005.<sup>3</sup>

### Historic significance of the property

The Prentice House is eligible for listing as a local landmark as a well preserved example of the Craftsman architectural style. The property is eligible for listing under Criteria 1 because of its character and value as part of the development and heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under

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<sup>1</sup> Virginia S. McAlester, A Field Guide to American Houses revised & enlarged edition. (New York, NY: Alfred A. Knopf, 2013), 568.

<sup>2</sup> McAlester, A Field Guide to American Houses, 567.

<sup>3</sup> “History of 1645 Kentucky Street, Lawrence, Kansas,” Outline summary of building renovation provided by the current owner, Benton Peugh, 28 February 2017.

Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

### Chronology

The Thaddeus and Elizabeth Prentice house was constructed about 1921. In the 1919 Lawrence city directory, there was no residence listed for 1645 although there were houses listed at 1642 and 1646 Kentucky Street. In 1923 Mr. T. D. Prentice was listed as the owner of the house at 1645 Kentucky Street. Thaddeus and Elizabeth were listed as residents; Thaddeus's occupation was not listed in 1923. In 1925 Mr. Prentice was listed as an electrical contractor working for Kennedy Plumbing Company. By 1929, Mr. Prentice was listed as the manager of the electrical department for the plumbing company.<sup>4</sup> Mrs. Elizabeth Prentice, widow of T.D. Prentice, was listed as the resident at 1645 Kentucky from 1961 through 1971. The property at 1645 Kentucky was listed as vacant in 1972. Professor Norman Gee and his wife Helen bought the house from the Prentice estate and were listed as the residents in 1973.<sup>5</sup> The Gees sold the house to Steven and Jane Montgomery in 2002. The current owner, Benton Peugh, purchased the house in 2013.

### History of the area

The Thaddeus and Elizabeth Prentice house is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). By the turn of the century, Lawrence had matured as a community; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was "the trading metropolis for a rich and populous agricultural county."<sup>6</sup> During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, and 13,726 in 1930.<sup>7</sup>

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid."<sup>8</sup> In 1909 the Lawrence Light and Railway Company was organized to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot in North Lawrence to the southern end of Massachusetts Street, there were branches on Indiana and Mississippi Streets to the University of Kansas. The streetcar system reached its maximum extent during the years from 1922 to 1927.<sup>9</sup>

### Development of the area surrounding the proposed landmark

When the Prentice House was constructed, this area of South Lawrence was a developing residential district with contemporary infrastructure. At that time, the infrastructure included paved streets, sidewalks, gas, and electrical service.

### References

Caldwell, E. F. Souvenir History (Lawrence, KS: E. F. Caldwell, 1898).

Wallace, Mary, comp. Research notes, 1645 Kentucky Street file. This research incorrectly identifies the original owner/resident of 1645 Kentucky Street as Arthur T. Walker. Walker actually owned and lived at 1645 Louisiana Street. Watkins Museum of History, Lawrence, Kansas.

Wolfenbarger, Deon and Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1998).

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<sup>4</sup> Lawrence city directories: 1919, 1923, 1925, 1929-1930.

<sup>5</sup> Research notes compiled by Mary Wallace, 1645 Kentucky Street file, Watkins Museum of History.

<sup>6</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-20.

<sup>7</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21

<sup>8</sup> E.F. Caldwell, Souvenir History (Lawrence, KS: E.F. Caldwell, 1898), n.p.

<sup>9</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21; Carl Thor, "Chronology of Public Transit in Lawrence, Kansas, (May 1980), 1.



## **HRC RESOLUTION NO. 2017-08**

### **A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1645 KENTUCKY STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.**

**WHEREAS**, Chapter 22, "Conservation of Historic Resources Code," of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, on March 6, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 1645 Kentucky Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

**WHEREAS**, the current owner of record of the subject property supports the nomination;

**WHEREAS**, on September 21, 2017, October 19, 2017, and November 16, 2017, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

**WHEREAS**, at the November 16, 2017, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

### **NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:**

**SECTION 1.** The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

**SECTION 2.** Pursuant to criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, 1645 Kentucky Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

**THE SOUTH 62 AND 1/2 FEET OF LOT SEVEN IN BLOCK SEVEN IN BABCOCK'S  
ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

be designated as a Landmark on the Lawrence Register of Historic Places.

**SECTION 3.** The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission this 16<sup>th</sup> day of November, 2017.

**APPROVED:**

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Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

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Lynne Braddock Zollner  
Historic Resources Administrator

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 7: L-17-00147**  
**STAFF REPORT**

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**A. SUMMARY**

L-17-00147 Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6<sup>th</sup> Street.

This report includes the proposed environs definition for 2127 Barker Avenue, the Adam and Annie Rottman House.



## **B. HISTORIC REGISTER STATUS**

2127 Barker Avenue, the Adam and Annie Rottman House, is not listed on any historic register.

## **C. REVIEW CONSIDERATIONS**

### **1) History Summary**

According to the nomination, the structure located at 2127 Barker Avenue, the Adam and Annie Rottman House, was constructed c. 1870 and is an early surviving example in Lawrence of the Italianate architectural style. It is a well preserved example of the asymmetrical Italianate house form. The house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The nomination notes that specific information on the history of the structure is difficult to ascertain due to its location outside the city limits at the time of construction. An Abstract of Title was available for the research for the property and a similar structure is shown in this location on the 1873 Atlas of Douglas County. Based on this information, the construction date of the house is likely between 1866 and 1872.

The structure shown on the 1873 Douglas County atlas is located on the A. Rottman property. The nomination information notes that Adam Rottman was killed in a farming accident on July 21, 1873 and his widow, Annie Rottman, retained ownership of the property until 1877. At that time, the property consisted of forty-nine acres more or less in the southwest quarter of Section 6, Township 13, Range 20. The property was sold to Lydia J. Carmean on December 21, 1877. The Carmean family owned the property until 1887 when they sold the property to John D. Miles. In 1887 Haskell Place subdivision, which included the property, was dedicated.

According to the nomination and the title information, Miles' heirs lost the property in foreclosure and a real estate developer E.W. Metcalf ultimately gained control of the property. After his death in 1899, his wife, Eliza, and three sons inherited his property. On March 14, 1910, they granted a right of way to the City of Lawrence and the mayor and council passed an ordinance extending the city limits to include Haskell Place, an addition.

This area of Lawrence was not included in the city limits at the time of construction and is not covered in the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

### **2) Architectural Integrity Summary**

The structure located at 2127 Barker Avenue, the Adam and Annie Rottman House, was constructed c. 1870 and is an early surviving example in Lawrence of the Italianate architectural style. It is a

well preserved example of the asymmetrical Italianate house form. The house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The nomination notes based on information from Virginia McAlester's *A Field Guide to American Houses*, "the Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest." The Rottman House is an example of a compound-plan house and is basically the L-shape that is common in about twenty percent of Italianate houses according to McAlester and the nomination provided by Dale Nimz.

Alterations include a 1-1/2-story rear addition with a hipped roof to the west and a one-story hipped-roof sunroom to the southwest. Both the addition and sunroom are wood-frame construction with a concrete foundation, weatherboard, and composition shingle roofing. The sunroom has paired glazed wooden entrance doors flanked by a bank of three 1/1 double-hung windows. The rear addition has an entrance with a solid synthetic door and aluminum storm door flanked by two windows to the north. One window on the north elevation has been partially in-filled to accommodate an interior bathroom.

There is a small wood-frame storage building to the west on the rear of the lot that does not contribute to the property.

While the addition is a significant alteration to the structure, the original form, placement, style, and integrity of the historic structure is intact. It continues to represent its historic design, detailing, materials, and craftsmanship that render it architecturally significant.

### **3) Historic and Current Context Description and Environs Definition**

Historic character information is based on historic photographs, Sanborn Fire Insurance Maps, *the nomination information*, *1873 Douglas County Atlas*, and *Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz. Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

When the Rottman House was constructed, it was located outside of the Lawrence city limits on a semi-rural farmstead. The historic uses in the area were predominantly agriculturally related and were typically houses and accessory structures that were associated with family farms. Structures were simple in vernacular designs and utilized local materials for construction. The land was relatively flat and the vegetation was consistent with small farming areas with some larger farmland in the area. The property boundaries were consistent with farm sizes and not limited to small properties for single structures. There was no zoning or public amenities. The views were extensive due to the open landscape of the semi-rural area.

The area began to be more developed with residential structures on smaller lots after 1910 even though the Haskell Place subdivision was dedicated in 1887. This was likely due to the annexation of the area by the city in 1910. This development altered the historic large lot semi-rural land patterns and created smaller lots for infill development, but while most of the lots to the east of

2127 Barker Avenue were typical city lot sizes, the 2100 block was platted with through lots from Rhode Island Street to Barker Avenue. Some of the development of the block followed this platted lot size. Around the time of annexation, the infrastructure included paved streets, sidewalks, gas, and electrical service.

While the historic uses of the area were agricultural with associated residential, the modern context is different and more in keeping with the historic 1900s context in the surrounding area and is residential that has developed into smaller parcels with residential structures and fewer accessory buildings, almost none of which are agriculturally related except on an individual small parcel for personal use. There is no longer an agriculture use pattern. The natural features of the area continue to be relatively flat, but the property boundaries, vegetation types, and views are not related to the historic use and are clearly defined by modern development patterns for residential uses.

### **Environs Definition Based on the Historic and Current Context Description**

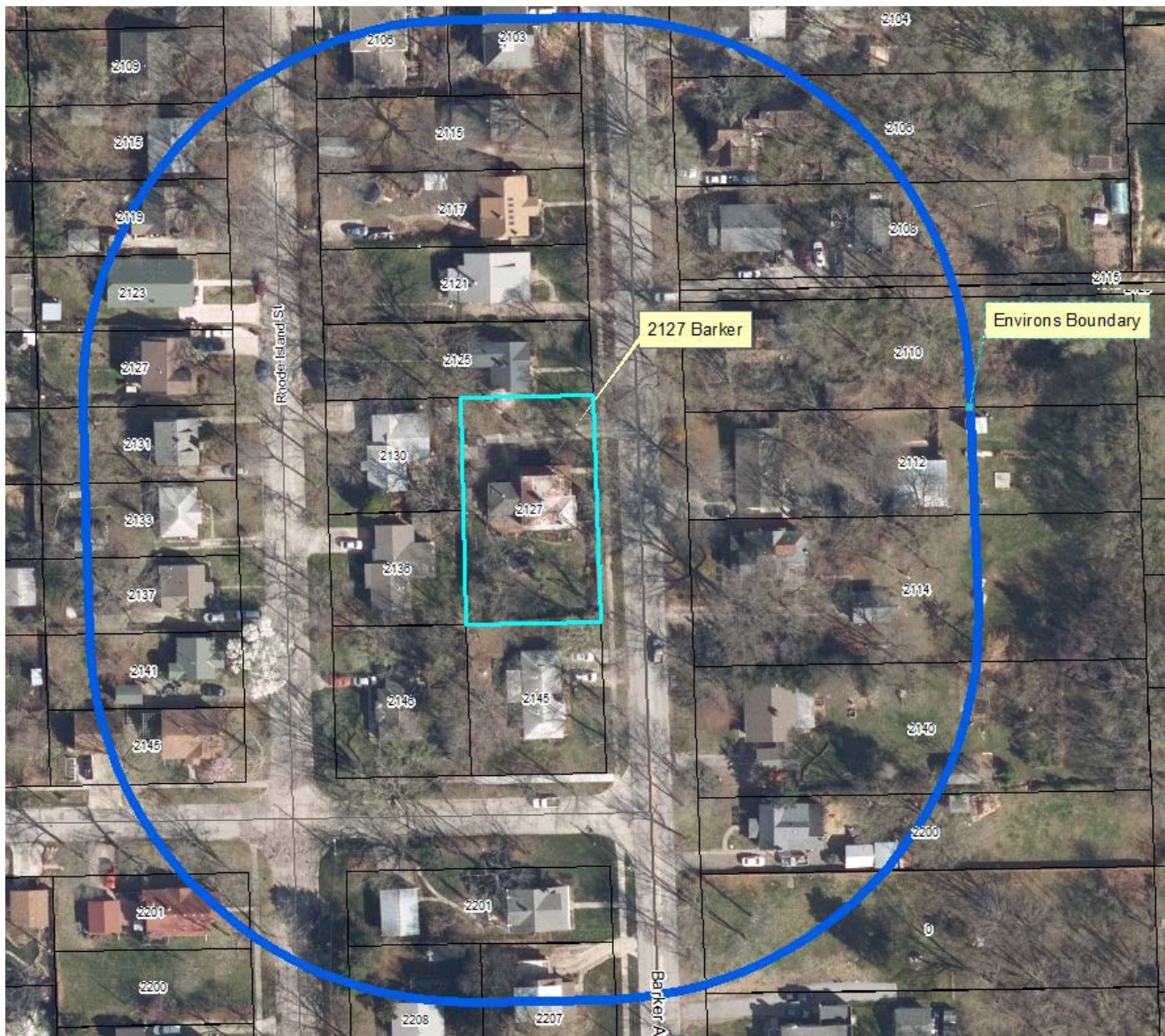
The environs of the Adam and Annie Rottman House have not significantly changed during the historic period and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.





#### 4) Planning and Zoning Considerations

The property on which the Rottman House is located is zoned RS5, Single Dwelling Residential District. The property directly across Barker Avenue to the east is zoned RS7. The primary purpose of the RS districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS districts are primarily differentiated on the basis of required minimum lot size. The RS5 district should have 5,000 sf. and the RS7 7,000 sf.

## 5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

## 6) Positive/Negative Effects of the Designation

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission, an advisory board, with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

Examples of projects which would require review and approval are projects involving the exterior of a

building, and demolitions or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

## **7) Summary of Applicable Designation Criteria**

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Local Register of Historic Places.

### **D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403**

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

- (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;*
- (2) Its location as a site of a significant local, county, state, or national event;*
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*
- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- (5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
- (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;***

2127 Barker Avenue, the Adam and Annie Rottman House, is a well preserved, early surviving example in Lawrence of the asymmetrical Italianate style of residential architecture.

- (7) Its embodiment of design elements that make it structurally or architecturally innovative;*
- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
- (9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*

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The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

*"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:*

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (B):

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
  - (a) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
  - (b) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
- (D) *In the case of a nominated historic district found to meet the criteria for designation:*
  - (1) *The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
  - (2) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
  - (3) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (E) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (G) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

#### **E. RECOMMENDATION:**

Staff is of the opinion the 2127 Barker Avenue, the Adam and Annie Rottman House, qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

Staff recommends the 2127 Barker Avenue, the Adam and Annie Rottman House for designation as a

Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2 and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*

The Adam and Annie Rottman House is significant as a well preserved, early surviving example in Lawrence of the asymmetrical Italianate style of residential architecture.

- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*

While the structure has been altered, it maintains sufficient integrity of location and design that make it worthy of preservation.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:*

- (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*

Fenestration pattern, windows, window surrounds and stone lintels , and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, wood columns of the primary porch, brick structure, bay projection, wide overhanging wood eaves, and brick chimneys.

- (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*

Changes to the fenestration pattern, windows, window surrounds and stone lintels, and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, wood columns of the primary porch, brick structure, bay projection, wide overhanging wood eaves, and brick chimneys should require a *Certificate of Appropriateness*.

- (E) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and

any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC has adopted an ***Environs Definition for the Adam and Annie Rottman House*** to delineate how environs review will be conducted in relation to the listed property. (See above)

*(F) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

*(G) A map showing the location of the nominated landmark. (Attached)*



# 2127 Barker Avenue





## LANDMARK APPLICATION

Pre-Application Meeting **Required**  
Planner \_\_\_\_\_  
Date \_\_\_\_\_

**PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED.** (City Code 22-105(Y))

### PROPERTY INFORMATION

Name of Historic Property Adam and Annie Rottman House  
Address of Property 2127 Barker Street  
Legal Description of Property Haskell Place, Block 10, Northwest 1/4 Lot 9, West 1/2 Lot 8

### OWNER INFORMATION

Name(s) Brian and Ursula Kuhn-Laird  
Contact Brian Laird  
Address 2127 Barker Street  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) \_\_\_\_\_ E-mail blaird@ku.edu

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

### APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance  
Company \_\_\_\_\_  
Address P.O. Box 1073  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) 841-2460 E-mail djbrown806@gmail.com





## DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1870

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations \_\_\_\_\_

Describe any known alterations including additions to the property. (Add additional sheets if needed)  
See attached appendix

## REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

## HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event  
Event \_\_\_\_\_
- ☐ Association with a significant person  
Person \_\_\_\_\_
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other \_\_\_\_\_



**HISTORY OF THE PROPERTY** (Add additional sheets if needed)

See attached appendix.

**DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.**

What year was the property platted? April 21, 1887

What is the name of the subdivision? Haskell Place

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Scattered residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

This was an early house is what was a semi-rural location on the edge of Lawrence. When originally constructed, it did not have paved streets, sidewalks, gas or electrical service. According to the abstract, this subdivision was dedicated on April 21, 1887, but was developed slowly over two decades. Although the subdivision is shown in the 1887 Edwards atlas and the 1902 Douglas County atlas, an ordinance extending the city limits was not passed until March 10, 1910.

**ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.**

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the  
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for  
landmark designation as indicated above.

Signature(s): \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_



### OWNER AUTHORIZATION

I/WE \_\_\_\_\_, hereby referred to as the "Undersigned", being of lawful age, do hereby on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize \_\_\_\_\_ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of \_\_\_\_\_ Lawrence/Douglas County, \_\_\_\_\_ Kansas, regarding \_\_\_\_\_ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_,

by \_\_\_\_\_.

My Commission Expires:

\_\_\_\_\_  
Notary Public





**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

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**REQUIRED INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR NOMINATION  
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

- ☐ Completed Application Form (If the property is nominated for architectural significance, include an architectural description of the structure.)
- ☐ Certified property owner list from the Douglas County Clerk's office for properties within 250' of the nominated property.
- ☐ At least one photograph of each elevation of the structure(s) and streetscape views.
- ☐ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the resource materials submitted with the application.
- ☐ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☐ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.

**Research Resources**

- Lawrence Public Library (707 Vermont Street, Lawrence)  
<http://www.lawrence.lib.ks.us/research-resources/genealogy-and-local-history/>
- Watkins Museum of History (1047 Massachusetts Street, Lawrence )  
<http://www.watkinsmuseum.org/index.php>
- Kenneth Spencer Research Library at the University of Kansas (1450 Poplar Lane, Lawrence)  
<https://spencer.lib.ku.edu/>
- Kansas State Historical Society (6425 SW 6<sup>th</sup> Ave., Topeka, Kansas)  
<http://www.kshs.org/>
- City of Lawrence Interactive map  
<http://gis.lawrenceks.org/flexviewers/lawrence/>

**PLEASE BE ADVISED:** This application will not be scheduled for a Public hearing until the Historic Resources Administrator has determined that the application has been completed. (City Code 22-105(Y))



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We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community



**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County  
Metropolitan Planning Office**

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044  
(785) 832-3150 Fax (785) 832-3160  
<http://www.lawrenceks.org/pds/>

**OWNER AUTHORIZATION**

I/WE Brian Laird hereby referred to as the "Undersigned", being of lawful age, do hereby on this 6 day of October, 20 16, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 2127 Barker, Lawrence, Kansas (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of October, 20 16,  
by Elizabeth Coleman

My Commission Expires:

Elizabeth Coleman  
Notary Public



## Appendix – Adam and Annie Rottman House, 2127 Barker, Local Landmark

### Architectural significance of the property

The Adam and Annie Rottman House (constructed c. 1870) is a early surviving example in Lawrence of the Italianate architectural style. It is a well preserved example of the asymmetrical Italianate house form. These are compound-plan houses, usually L-shaped. About twenty percent of Italianate houses are of this sub-type.<sup>1</sup> As Virginia McAlester summarized in the Field Guide to American Houses, “the Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest.” The Italianate style originated in England as part of the Picturesque movement; it emphasized the historic form of rambling informal Italian farmhouses.<sup>2</sup>

In Lawrence, Italianate residences are found in both working class and merchant class neighborhoods. Some examples such as the Rottman house were built on larger tracts of land located just outside the city boundaries.<sup>3</sup> Construction of the Rottman house in this style also reflected the larger socio-economic context of the state. In Kansas, Italianate-influenced architecture was built from about 1865 until about 1885. “During this twenty-year period Kansas experienced significant growth in its population, economy, and government structure. Early examples of the Italianate style are located in the eastern part of the state, in cities like Kansas City, Leavenworth, and Lawrence.”<sup>4</sup>

### Description

This is a detached two-story brick residence with a low hipped roof oriented east-west. The house is located in a residential neighborhood consisting mostly of residences constructed from the 1920s through the 1950s. The building has an ell plan with the main entrance in the projecting three-bay façade to the north. The house is constructed of brick masonry that has been painted white. It has a stone foundation and composition shingle roofing.

There is an ell entrance porch with a low-sloping hipped roof to the east and north of the main block. The porch has a wooden floor, railing, and square posts, lattice screens, and brick piers. Most of the windows are 1/1 double-hung wooden windows with 2/2 windows on the first floor in the north facade. The main wooden entrance door has four recessed panels; it is flanked by sidelights and surmounted by a transom. There are two central interior brick chimneys.

Significant decorative elements include the two projecting bay windows in the east and south facades. Both have a large central window flanked by narrow 1/1 double-hung windows. There are smooth-cut stone sills and lintels. The house has a wide eave molding and projecting overhanging eave. The interior plan of the original block is relatively well preserved. There is a stairway with ornamental turned spindles and a curved molded railing as well as a large ornamental mantel with a cast iron fireplace.

Alterations include a 1-1/2-story rear addition with a hipped roof to the west and a one-story hipped-roof sunroom to the southwest. Both the addition and sunroom are wood-frame construction with a concrete foundation, weatherboard, and composition shingle roofing. The sunroom has paired glazed wooden entrance doors flanked by a bank of three 1/1 double-hung windows. The rear addition has an entrance with a solid synthetic door and aluminum storm door flanked by two windows to the north. On the second floor, there are banks of five windows to the north and south. There is a small wood-frame storage building to the west on the rear of the lot.

### Historic significance of the property

The Rottman House is eligible for listing as a local landmark as an example of the Italian architectural style. The property is eligible for listing under Criteria 1 because of its character and value as part of the development and

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<sup>1</sup> Virginia S. McAlester, A Field Guide to American Houses rev. ed. (New York, NY: Alfred A. Knopf, 2015), 283.

<sup>2</sup> McAlester, Field Guide, 286.

<sup>3</sup> Deon Wolfenbarger and Dale Nimz, “Historic Resources of Lawrence, Douglas County, Kansas,” F-2. See at <https://assets.lawrenceks.org/assets/pds/planning/documents/lawrencethematicnr.pdf> Accessed 14 November 2016.

<sup>4</sup> Martha Hagedorn-Krass, “Italianate Architecture Gains Popularity in 19<sup>th</sup> Century Kansas,” Kansas Preservation 25:3 (May/June 2003), 13.

heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

### Chronology

Because of its semi-rural location on the border of the historic town of Lawrence as it developed, detailed information about the Adam and Annie Rottman house is more difficult to find than for families and houses in town. However, the abstract of title provides a useful chronology for the property.<sup>5</sup> On December 26, 1865, Adam Rottman recorded a mortgage (\$3,500) to William H. Hovey. The mortgage was secured by thirty acres of land in the Southwest quarter of Section 6, Township 13, Range 20. There is a residence in this location shown on the A. Rottman property in the 1873 Atlas of Douglas County. These details indicate that the Rottman house was constructed sometime between 1866 and 1872.

Unfortunately, Adam Rottman was killed in a tragic farming accident on July 21, 1873. As a newspaper reported, Rottman was described as "an old resident, a good man and highly respected. He was noted for the attention he paid his farm and his enthusiasm in agricultural pursuits. He was forty-one years of age and leaves a wife but no children."<sup>6</sup> A subsequent article described the accident, "it seems that the reaper with which Mr. Rottman was cutting his field of oats got out of repair." He turned the team back into position by the side of the grain, "and without throwing the reaper out of gear, stepped upon the platform for the purpose of adjusting the loose nut and joint. While thus engaged, his team started for the uncut grain again, when he caught at the lines and held them. At this moment a stroke from the arms of the reel, or a twitch from the lines, or both, for he spoke sharply to the mules, caused him to lose his balance and pitch forward, bringing his unoccupied hand in front of the cutting bar, where it was instantly cut off, letting his body down in front of the bar also, where it was shockingly mangled, resulting in almost immediate death." As the reporter warned the readers, "had Mr. Rottman thrown the machine out of gear, as every operator should who has occasion to go in front of the machine for any purpose while the team is attached, he would to-day have been with us."<sup>7</sup>

Annie E. Rottman, Mr. Rottman's widow, recorded a mortgage on the property on April 1, 1875. Later, Annie Rottman sold to Lydia J. Carmean on December 21, 1877 for a consideration of \$6,000. The property consisted of forty-nine acres more or less in the southwest quarter of Section 6, Township 13, Range 20. Lydia and her husband, Samuel Heizer Carmean, owned the acreage for approximately nine years. The Carmeans sold the property to John D. Miles on March 25, 1887 for a consideration of \$17,000. According to the abstract of title, Haskell Place, the subdivision which includes the designated property was dedicated on April 21, 1887. Wilder S. Metcalf and J. A. Finch were the developers of record for this subdivision.

During this period, Samuel Carmean was a prominent citizen of Douglas County. He was born in Ohio on March 2, 1832. Carmean's father was a farmer and the family moved to Des Moines county Iowa, where Carmean was educated in the common schools. He married Lydia Jane Gray in Iowa on April 3, 1857. She was formerly a teacher. They had four children: Charlie Kenneth, Cyrena, Fannie Foster, and Arthur. They also raised Emerson McClure, the child of Mr. Carmean's sister.<sup>8</sup>

Samuel Carmean made his living as a stock dealer and farmer, "frequently alternating stock-trading and carrying stock to market with his agricultural pursuits." In 1859 Carmean moved to Kansas, settled in Baldwin City, and purchased a farm adjoining the town. While living in Baldwin City, he held various positions in the township and was a founder of the Presbyterian Church. Carmean never joined the regular U.S. military, but went out as the head of his militia company to defend Lawrence when the town was threatened. Later, his company joined the Kansas troops to defend against the Price raid and he participated in the battle of the Blue River.<sup>9</sup>

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<sup>5</sup> Abstract of Title, 2127 Barker Street, Haskell Place, Block 10, NW1/4 Lot 9 and W1/2 Lot 8. Watkins Museum of History, Lawrence, Kansas.

<sup>6</sup> "A Dreadful Accident: Death of Adam Rottman," Lawrence Daily Journal 22 July 1873.

<sup>7</sup> "How It Occurred—A Warning in the Use of Reapers and Mowers," Lawrence Daily Journal 23 July 1873.

<sup>8</sup> "Samuel Heizer Carmean," United States Biographical Dictionary Kansas Volume (S. Lewis and Company, 1879), 450.

<sup>9</sup> "Samuel Heizer Carmean," United States Biographical Dictionary (1879), 449.

Samuel Carmean was elected sheriff of Douglas County in 1872 as a Republican. He was so popular by the election of 1874 that he received every vote cast in the county. Limited to two consecutive terms as county sheriff, Carmean then was asked to accept the position of city marshal in Lawrence. "As sheriff and city marshal, he was held in high esteem by all who knew him or transacted business in the courts, as well as by the court and other officers, for his urbanity and efficiency in the discharge of his duties." Mr. Carmean was a Mason and Odd Fellow as well as a member of the Patrons of Husbandry. In 1879 he was one of the directors of the Douglas County Co-operative Association, which operated a large store and grain elevator. At that time, Carmean was a dealer in grain, stock, and farming implements.<sup>10</sup>

Samuel Carmean died at the age of 80 on June 15, 1912 in his home at 740 Ohio Street. As reported, he was one of the "oldest and most highly respected citizens of Douglas County. He had lived in the county and served the people here faithfully for many years. It was in his public work that he earned the respect and confidence of the people. Mr. Carmean served as sheriff of Douglas County for four terms making a total of eight years. He also served as city marshal for four terms, and he left both of these offices with splendid records."<sup>11</sup>

Samuel & Lydian Carmean sold the property where the Rottman House stands to John D. Miles for a consideration of \$17,000 on March 25, 1887. Miles was an attorney in Lawrence and one of several lawyers from Kansas mentioned in a contract of February, 1890 with delegates of the Cheyenne and Arapaho tribes in Indian Territory for the performance of certain legal services.<sup>12</sup> After the Panic of 1893 precipitated a national recession, it appears that Mr. Miles became financially overextended. Lawrence real estate developer E. W. Metcalf filed for foreclosure on this property at a hearing on August 3, 1894. The defendants, John D. & Lucy Miles et al, had defaulted on three notes for a total debt of \$11,360 plus interest. Six months later at the sheriff's sale on February 6, 1895, Metcalf purchased the property for a consideration of \$2,150.<sup>13</sup>

E. W. Metcalf died on November 24, 1899. His wife, Eliza, and three sons inherited his property. On March 14, 1910, they granted a right of way to the City of Lawrence and the mayor and council passed an ordinance extending the city limits to include Haskell Place, an addition.<sup>14</sup> During this period, 2127 Barker was not listed in the 1893-94, 1911-1915 city directories. In 1917 Everett C. Joyce, a laborer at Haskell Institute, his wife Sarah, their children Clare and George Joyce as well as Fay and Lavinia Joyce, a married couple, all were listed as living at 2127 Barker. A few years after the city limits were extended, the Metcalf heirs sold Lots 7-12, Block 10, Haskell Place on April 21, 1919, to Charles W. Boughton for a consideration of \$3,050.<sup>15</sup> In 1919 and 1925, Allyn Boughton, his wife Belle, and their children who were KU students were listed as the residents of 2127 Barker. Boughton was a bricklayer. By 1929, however, the house was listed as vacant. Charles W. and Hildegard Boughton sold the property to Wilder S. Metcalf on January 6, 1931. Mr. Metcalf deeded the property on May 8, 1931 to the Washington Trust Company, trustee of the Margaretta E. Parkinson estate. Later, Citizens National Bank, acting as trustee, sold Lots 7-12, Block 10, Haskell Place, to Theodore H. and Edith Marshall on June 30, 1936. T.H. Marshall was listed as the resident of 2127 Barker in the November 1936 Lawrence telephone directory. The Marshalls sold to Lowell E. and Elfie Bailey on December 6, 1945.<sup>16</sup> Bailey, a teacher at Lawrence High School, was listed as the owner in the 1961 and 1964 city directories. George and Susan Ritzer were listed as owners in the 1972 and 1974 directories. George Ritzer was a KU professor. Another professor, Ian Findlaay and his wife Gerlinde were the owners in 1978. The current owner, Brian Laird, is also a KU professor.

#### History of the area

The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). The Rottman house is associated with the "City-building" period in local history from 1867 to 1873. "Rebuilding the town after Quantrill's raid, the completion of a transcontinental railroad branch to Lawrence, and the end of the Civil War contributed to a notable, but short-lived, boom in Lawrence. An influx

<sup>10</sup> "Samuel Heizer Carmean," United States Biographical Dictionary (1879), 450.

<sup>11</sup> "Father Time Claims Samuel H. Carmean," Lawrence Daily Journal 15 June 1912, p. 1, col. 2-3.

<sup>12</sup> "Letter from Secretary of the Interior," Department of the Interior, Office of Indian Affairs. Senate Ex. Doc. No. 18. 52d Congress, 2d Sess., 233-234.

<sup>13</sup> Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

<sup>14</sup> Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

<sup>15</sup> Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

<sup>16</sup> Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

of settlers increased the town's population to 8,320 in 1870.<sup>17</sup> During this period, stone and brick houses were valued as more durable and fireproof than wood-frame houses. By 1866 three brick manufacturers were listed in the Lawrence city directory.<sup>18</sup> During the city-building period, Lawrence was second in commercial importance only to Leavenworth among Kansas towns until Kansas City rose to regional dominance with a population of 32,000 residents in 1870 and more than 56,000 in 1880.<sup>19</sup>

#### Development of the area surrounding the proposed landmark

When the Rottman House was constructed, it was located in a rural area southeast of the historic city limits which were bordered to the east and south by farmland.<sup>20</sup> Haskell Place, the subdivision which includes the designated property was dedicated on April 21, 1887.<sup>21</sup> However, it appears that the subdivision was not densely developed until c. 1910. On March 14, 1910, the mayor and council passed an ordinance extending the city limits to include Haskell Place.<sup>22</sup> At that time, the infrastructure included paved streets, sidewalks, gas, and electrical service.

#### **References**

Wolfenbarger, Deon and Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1998).

#### **Maps**

Atlas of Douglas County (New York, NY: F. W. Beers & Company, 1873).

Edwards Map of Douglas County, Kansas (John P. Edwards, 1887).

#### **Photographs and documents, Watkins Museum of History**

Samuel H. Carmean – newspaper clippings

Carmean biographical file

1976.1356.000 - photo of several men on horseback including Carmean

1977.375 - photo of H.B. Acher and Sam Carmean with horses

1983.036.035 – photo of S. H. Carmean (GAR)

*Souvenir History of Lawrence, Kansas, 1898* – photo, pg 73

1984.202.002 – postcard signed by S. H. Carmean

1999.113.009 – political card for S. H. Carmean, candidate for Douglas Co. Sheriff

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<sup>17</sup> Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," E-7. See at <https://assets.lawrenceks.org/assets/pds/planning/documents/lawrencethematicnr.pdf> Accessed 14 November 2016.

<sup>18</sup> Wolfenbarger and Nimz, "Historic Resources of Lawrence," E-13.

<sup>19</sup> Wolfenbarger and Nimz, "Historic Resources of Lawrence," E-10

<sup>20</sup> See Atlas of Douglas County (F.W. Beers & Co, 1873).

<sup>21</sup> Abstract of Title, 2127 Barker Street.

<sup>22</sup> Abstract of Title, 2127 Barker Street.



-----Original Message-----

From: Halina C Bini [<mailto:hcbini@icloud.com>]

Sent: Friday, September 15, 2017 9:50 AM

To: Lynne Zollner <[lyollner@lawrenceks.org](mailto:lyollner@lawrenceks.org)>

Subject: concerns about property within proposed historic zone

Attn: Historic Resources Administrator,

Hi Ms. Braddock Zollner,

As a property owner residing within a proposed historic zone, I am writing to express my concern about the restrictions that may be placed upon any future improvements I may want to make to my home.

I am very supportive of Historic Preservation, however, we bought our not so old and historic home with the intent of adding on a garage/studio with solar panels in the near future, to accommodate the needs of our family. Solar panels being far from historic, is this the type of addition that will have trouble getting approved?

Our neighborhood has houses of greatly varying age. Part of the appeal of living here is the mixture of old structures combined with modern additions made of common and sometimes unique building materials.

I don't know whether it makes sense designating a historic zone when many of the existing structures in the zone are not historic to begin with.

It's not clear to me whether I should be concerned. I look at East Lawrence where there are historic structures sandwiched around modern new construction, additions to old structures, well preserved and not so well preserved homes, I just don't know if there are any official 'historic zones' there, but it seems to work as an example of an eclectic neighborhood similar to the Barker neighborhood.

Do I need to officially support or oppose the nomination in order for my concerns to be addressed?

Sincerely,

Hally Bini  
2140 Barker Avenue

## **HRC RESOLUTION NO. 2017-10**

### **A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 2127 BARKER AVENUE, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.**

**WHEREAS**, Chapter 22, "Conservation of Historic Resources Code," of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, on March 23, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 2127 Barker Avenue, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

**WHEREAS**, the current owner of record of the subject property supports the nomination;

**WHEREAS**, on September 21, 2017, October 19, 2017, and November 16, 2017, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

**WHEREAS**, at the October 19, 2017, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

### **NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:**

**SECTION 1.** The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

**SECTION 2.** Pursuant to criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, 2127 Barker Avenue, Lawrence, Douglas County, Kansas, the legal description of which follows,

**EAST HALF OF LOTS 8, 9, AND 10, IN BLOCK 10 IN HASKELL PLACE, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

be designated as a Landmark on the Lawrence Register of Historic Places.

**SECTION 3.** The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission this 16<sup>th</sup> day of November, 2017.

**APPROVED:**

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Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

---

Lynne Braddock Zollner  
Historic Resources Administrator

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 8: L-17-00123**  
**STAFF REPORT**

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**A. SUMMARY**

L-17-00123 Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6<sup>th</sup> Street.

This report includes the proposed environs definition for the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House.



## **B. HISTORIC REGISTER STATUS**

The Twenhofel-Eikenberry House located at 1655 Mississippi Street is not listed on any historic register.

## **C. REVIEW CONSIDERATIONS**

### **1) History Summary**

The Twenhofel-Eikenberry House is eligible for listing as a local landmark under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

According to the nomination, the Twenhofel-Eikenberry House located at 1655 Mississippi Street was built in 1916 for W. H. Twenhofel, a geology professor at the University of Kansas. Twenhofel began teaching at the University of Kansas in 1910 and in 1915 he became State Geologist. In 1916 he sold the house and moved to the University of Wisconsin where he remained for twenty-nine years. Twenhofel died in 1957. W. L. and Florence Eikenberry bought the house in 1916. W.L. Eikenberry taught science education in the School of Education at the University of Kansas.

Like many houses in the area, there is little history for the structure as it was built as a residential structure for the residential needs of Lawrence families. Of note for this structure is its association with owners associated with the University of Kansas.

### **2) Architectural Integrity Summary**

The Twenhofel-Eikenberry house is a well-preserved example of the Craftsman style. In her book, *A Field Guide to American Houses*, Virginia McAlester concluded and Dale Nimz states in the nomination for this property that this was the "dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s." The Twenhofel-Eikenberry house is an example of the side-gabled roof subtype. According to McAlester and Nimz, about one-third of Craftsman houses are of this sub-type and it was most common in the Northeastern and Midwestern states. Like the Twenhofel-Eikenberry House, most are one-and-a-half stories high with centered shed or gable roof dormers. The nomination application includes an architectural description by Dale Nimz.

Alterations to the structure include four skylights in the west pitch of the main roof, and a rear sunroom addition with an entrance in the south elevation and large double-hung windows. Like the original house, the addition is wood-frame construction with wood shingle sheathing. It is likely that the front porch was not screened although the nomination does not document this as an alteration.

There is a contemporary garage that does not contribute to the property.

While there are alterations to the structure, the overall integrity of the design and form are significant and worthy of preservation and listing on the Lawrence Register as this specific type of the Craftsman architectural style.

### **3) Historic and Current Context Description and Environs Definition**

Historic character information is based on historic photographs, Sanborn Fire Insurance Maps, *the nomination information, 1873 Douglas County Atlas, Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

The Twenhofel-Eikenberry House located at 1655 Mississippi Street is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998).

At the time of construction in 1916 of the Twenhofel-Eikenberry House, there were already public amenities in this area of Lawrence. The topography had some changes in elevation associated with the incline to Mount Oread and outdoor spaces were typical for additions to the city in this area. At the time of construction, the area was a mix of developed and undeveloped lots.

The area surrounding 1655 Mississippi Street was platted in 1887 with a grid pattern as University Place Addition. Unlike the original townsite, the lots were divided into 50' X 132'. The development of the block was with detached dwelling units predominantly on single platted lots. Some of the lots were combined, like the subject property to support larger structures. Land use in the surrounding area was primarily single family residential.

In 1950-1951, the George Malcomb Beal House located at 1624 Indiana Street was constructed within the context area of the Twenhofel-Eikenberry House at 1655 Mississippi Street. While completely different in architectural style, the Beal House continued the residential character of the area which is so important the context of the Twenhofel-Eikenberry House.





The current context of the Twenhofel-Eikenberry House located at 1655 Mississippi Street has not significantly changed since the construction of the house in 1916. The area has completely developed with residential structures with residential uses and architectural types. The grid pattern and original plat has continued. All of the zoning in the area supports the overall character of the area's continued residential use in form and function.

### **Environs Definition Based on the Historic and Current Context Description**

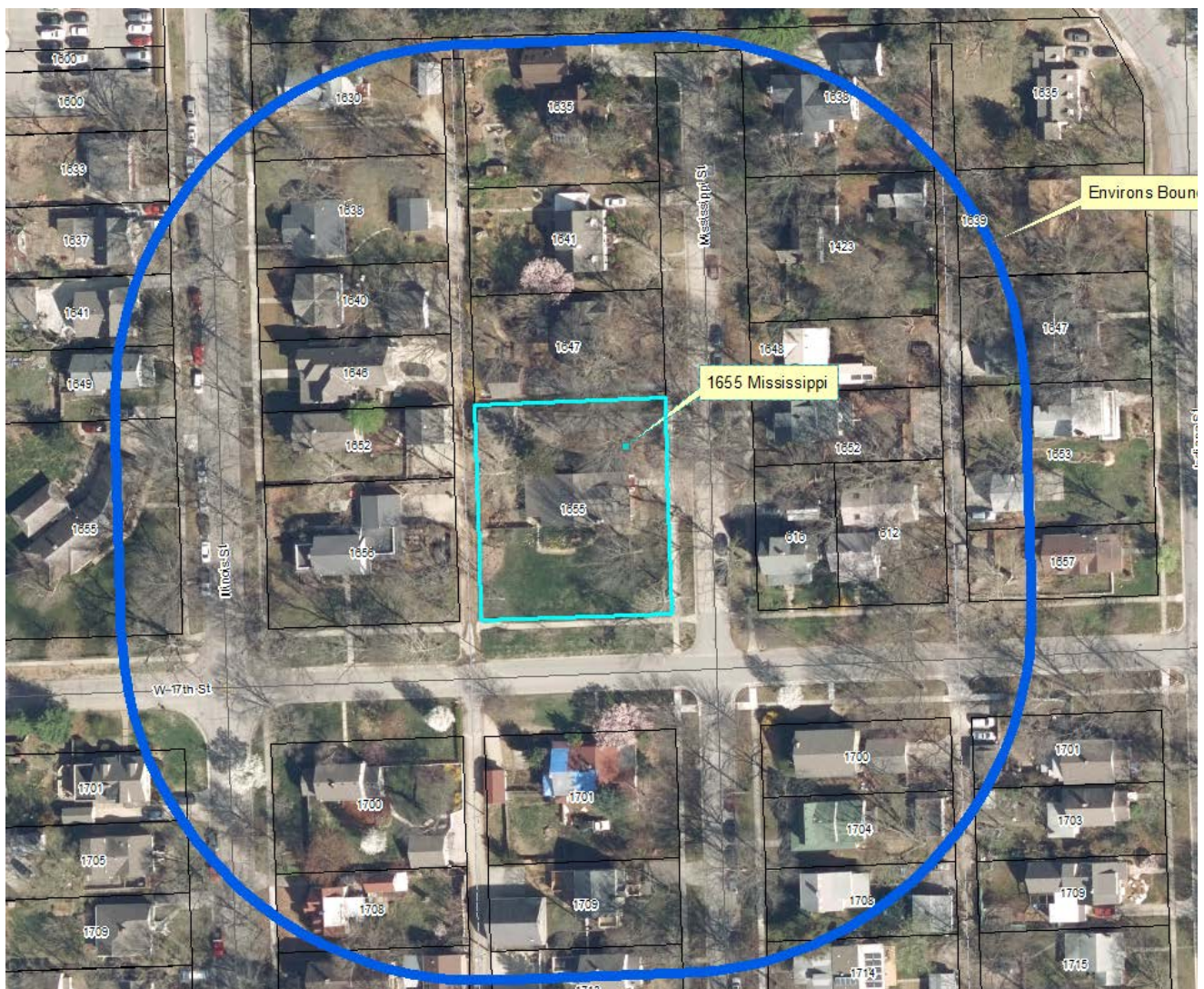
The environs of the Twenhofel-Eikenberry House located at 1655 Mississippi Street have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively

by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.





#### **4) Planning and Zoning Considerations**

The property at 1655 Mississippi Street is zoned RS5, Single Dwelling Residential District. The primary purpose of the RS districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS districts are primarily differentiated on the basis of required minimum lot size. The RS5 district should have 5,000 sf.

#### **5) Fiscal Comments**

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

#### **6) Positive/Negative Effects of the Designation**

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission, an advisory board, with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These

environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

Examples of projects which would require review and approval are projects involving the exterior of a building, and demolitions or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

## **7) Summary of Applicable Designation Criteria**

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Local Register of Historic Places.

### **D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403**

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this application qualifies for:

- (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;*
- (2) Its location as a site of a significant local, county, state, or national event;*
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*
- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- (5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
- (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*

The Twenhofel-Eikenberry House is an example of the side-gabled roof subtype of the Craftsman style of architecture.

- (7) Its embodiment of design elements that make it structurally or architecturally innovative;*
- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
- (9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*

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The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

*"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:*

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (B):

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) In the case of a nominated landmark found to meet the criteria for designation:
  - (a) The significant exterior architectural features of the nominated landmark that should be protected; and,*
  - (b) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.**
- (D) In the case of a nominated historic district found to meet the criteria for designation:
  - (1) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
  - (2) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
  - (3) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) The relationship of the nominated landmark or historic district to the on-going effort of the*

*commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

*(G) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

#### **E. RECOMMENDATION:**

Staff is of the opinion the Twenhofel-Eikenberry House qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

Staff recommends the Twenhofel-Eikenberry House located at 1655 Mississippi Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2 and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*

The Twenhofel-Eikenberry house is an example of the side-gabled roof subtype of the Craftsman style of architecture.

- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*

While the structure has been altered, it maintains sufficient integrity of location and design that make it worthy of preservation.

- (3) In the case of a nominated landmark found to meet the criteria for designation:  
(A) The significant exterior architectural features of the nominated landmark that should be protected; and,*

Fenestration pattern, windows and window surrounds, window and door openings, the historic form of the structure, primary porch including battered piers and columns, dormer shape and placement, decorative exposed beams, chimney, decorative shingles, wood siding, and wide overhanging eaves with knee brackets.

- (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without*



*obtaining a certificate of appropriateness.*

Changes to the fenestration pattern, windows and window surrounds, window and door openings, the historic form of the structure, primary porch including battered piers and columns, dormer shape and placement, decorative exposed beams, chimney, decorative shingles, wood siding, and wide overhanging eaves with knee brackets should require a *Certificate of Appropriateness*.

*(E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC has adopted an ***Environs Definition for the Twenhofel-Eikenberry House*** to delineate how environs review will be conducted in relation to the listed property. (See above)

*(F) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

*(G) A map showing the location of the nominated landmark. (Attached)*



This aerial map shows a residential neighborhood with property lines and addresses. The Twenhofel-Eikenberry House is highlighted with a green rectangle and a yellow callout. The map includes a scale bar (1 inch = 67 feet) and a north arrow.

Addresses visible on the map include:

- 1600, 1633, 1637, 1641, 1649, 1655, 1630, 1638, 1640, 1646, 1652, 1656, 1635, 1641, 1647, 1638, 1423, 1648, 1652, 616, 612, 1701, 1705, 1709, 1715, 1714, 1713, 1700, 1704, 1708, 1714

Streets shown include Illinois St and Mississippi St. The Twenhofel-Eikenberry House is located at 1655.







## LANDMARK APPLICATION

Pre-Application Meeting **Required**  
Planner \_\_\_\_\_  
Date \_\_\_\_\_

**PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED.** (City Code 22-105(Y))

### PROPERTY INFORMATION

Name of Historic Property Twenhofel-Eikenberry House  
Address of Property 1655 Mississippi Street  
Legal Description of Property University Place, Block 3, Lots 1-3

### OWNER INFORMATION

Name(s) Mabel Rice  
Contact Mabel Rice  
Address 1655 Mississippi Street  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) \_\_\_\_\_ E-mail kuprof44@gmail.com

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

### APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance  
Company \_\_\_\_\_  
Address P.O. Box 1073  
City Lawrence State Kansas ZIP 66044  
Phone ( 785 ) 841-2460 E-mail djbrown806@gmail.com



## DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1916

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations c. 1980, 1990

Describe any known alterations including additions to the property. (Add additional sheets if needed)

The exterior of this house has very good architectural integrity and the main features of the interior in the front have been retained. The kitchen and bathroom on the first floor have been rehabilitated (c. 1980). An enlarged master bedroom and bathroom have been constructed on the second floor and the stairway to the second floor has been altered. There is a compatible sunroom rear addition to the south (c. 1990). Also, the garage is a contemporary building (c. 1980).

## REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

## HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event  
Event \_\_\_\_\_
- ☐ Association with a significant person  
Person \_\_\_\_\_
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other \_\_\_\_\_



**HISTORY OF THE PROPERTY** (Add additional sheets if needed)

See attached appendix.

**DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.**

What year was the property platted? August 16, 1887

What is the name of the subdivision? University Place

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Scattered residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

Yes, although University Place was platted in the nineteenth century, by the time this house was constructed c. 1916, the streets of Lawrence were being paved. Sidewalks, gas, and electrical service also would have been available.

**ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.**

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the  
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for  
landmark designation as indicated above.

Signature(s): \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_





### OWNER AUTHORIZATION

I/WE \_\_\_\_\_, hereby referred to as the "Undersigned", being of lawful age, do hereby on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize \_\_\_\_\_ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of \_\_\_\_\_ Lawrence/Douglas County, \_\_\_\_\_ Kansas, regarding \_\_\_\_\_ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_,

by \_\_\_\_\_.

My Commission Expires:

\_\_\_\_\_  
Notary Public



**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

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**REQUIRED INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR NOMINATION  
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

- ☐ Completed Application Form (If the property is nominated for architectural significance, include an architectural description of the structure.)
- ☐ Certified property owner list from the Douglas County Clerk's office for properties within 250' of the nominated property.
- ☐ At least one photograph of each elevation of the structure(s) and streetscape views.
- ☐ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the resource materials submitted with the application.
- ☐ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☐ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.

**Research Resources**

- Lawrence Public Library (707 Vermont Street, Lawrence)  
<http://www.lawrence.lib.ks.us/research-resources/genealogy-and-local-history/>
- Watkins Museum of History (1047 Massachusetts Street, Lawrence )  
<http://www.watkinsmuseum.org/index.php>
- Kenneth Spencer Research Library at the University of Kansas (1450 Poplar Lane, Lawrence)  
<https://spencer.lib.ku.edu/>
- Kansas State Historical Society (6425 SW 6<sup>th</sup> Ave., Topeka, Kansas)  
<http://www.kshs.org/>
- City of Lawrence Interactive map  
<http://gis.lawrenceks.org/flexviewers/lawrence/>

**PLEASE BE ADVISED:** This application will not be scheduled for a Public hearing until the Historic Resources Administrator has determined that the application has been completed. (City Code 22-105(Y))



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We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community



**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County  
Metropolitan Planning Office**

6 East 6<sup>th</sup> Street, P.O. Box 708, Lawrence, KS 66044  
(785) 832-3150 Fax (785) 832-3160  
<http://www.lawrenceks.org/pds/>

**OWNER AUTHORIZATION**

I/WE Mabel L. Rice, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 22<sup>nd</sup> day of November, 2016 make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1655 Mississippi (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Mabel L. Rice  
Owner

Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 22<sup>nd</sup> day of November, 2016.

by MABEL RICE

My Commission Expires: 28 July 2018

[Signature]  
Notary Public



## Appendix – Twenhofel-Eikenberry House, 1655 Mississippi, Local Landmark

### Architectural significance of the property

The Twenhofel-Eikenberry residence is a well-preserved example of the Craftsman style. As Virginia McAlester has concluded, this was the “dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s.” The style originated in southern California and quickly spread by pattern books and popular magazines.<sup>1</sup> This house is an example of the side-gabled roof subtype. About one-third of Craftsman houses are of this sub-type and it was most common in the northeastern and Midwestern states. Like this example, most are one-and-a-half stories high with centered shed or gable roof dormers.<sup>2</sup> Overall, the residence has excellent architectural integrity and fully meets the criteria for listing in the Lawrence Register of Historic Places.

### Description

This is a detached, single-family residence on a prominent corner lot in an established residential neighborhood. The house is a rectangular one-and-a-half-story structure with the main façade oriented to the east. The house is wood-frame construction with wood shingle sheathing, a stuccoed concrete foundation, and composition shingle roofing. The house has a medium-pitch sidegable roof with a prominent front gable roof dormer. A full-length screened front porch has prominent battered stucco posts and front steps. This porch has a wooden railing, floor, and lower lattice screen. A prominent battered stucco exterior chimney is located in the south elevation.

The main two-bay east façade has a side entrance with a glazed door and sidelights to the north and a large window to the south. The main windows have 3/1 double-hung wooden sash. Also, there are smaller three-light windows. Besides the prominent four-bay roof dormer, a wooden shed awning shades the slightly projecting bay window in the south elevation. The basement has three-light hatch windows. Significant ornamental details include knee braces under the broad roof overhang and the front roof dormer as well as the exposed rafter tails.

Generally, the house has excellent architectural integrity. There are four large skylights high in the west pitch of the main roof. There is a rear sunroom addition setback to the south which continued the original slope of the roof. The addition has an entrance in the south elevation and large double-hung windows. Like the original house, the addition is wood-frame construction with wood shingle sheathing.

There is a contemporary garage with a low gable roof located northwest of the house accessed by a gravel drive beside the house. The garage is wood-frame construction with synthetic siding, concrete foundation, and composition shingle roofing. It has a single overhead entrance door to the east and an entrance door to the southeast flanked by a single 1/1 double-hung window.

### Historic significance of the property

The Twenhofel-Eikenberry House is eligible for listing as a local landmark under Criteria 1 because of its character and value as part of the development and heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

### Chronology

This house was built in 1916 for W. H. Twenhofel, a geology professor at the University of Kansas. Twenhofel was born in 1875 to German immigrant parents near Covington, Kentucky. He began earning his own living as a teenager and saved enough money to enter Yale University in 1907 at the age of 32. He quickly earned another A.B. (1908), an M.A. (1910), and a Ph.D. (1912). In the first half of his academic career he studied paleontology and stratigraphy, but after 1931, he emphasized the importance of sedimentary environments to paleoecology.<sup>3</sup> In 1910 Twenhofel began

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<sup>1</sup> Virginia S. McAlester, A Field Guide to American Houses revised & enlarged edition. (New York, NY: Alfred A. Knopf, 2013), 568.

<sup>2</sup> McAlester, A Field Guide to American Houses, 567.

<sup>3</sup> R.H. Dott, Jr., “Rock Stars: W.H. Twenhofel: Patriarch of Sedimentary Geology,” GSA Today (July 2001), 16.

teaching at the University of Kansas and, in 1915, he became state geologist. In 1916, however, he moved to the University of Wisconsin and he remained there for twenty-nine years. Twenhofel died in 1957.

When Professor Twenhofel left abruptly for the University of Wisconsin in 1916, W. L. and Florence Eikenberry bought the house at 1655 Mississippi Street. W.L. Eikenberry taught science education in the School of Education at the University of Kansas. For example, he published The Teaching of General Science in 1922. Eikenberry later became dean of education. Professor A.S. Olin, his wife Martha and their son Alvin, resided at this address in 1923. Francis and Lettie Dawson owned the house in 1927. Dawson was a KU instructor. The house was rented to John R. and Dorothy Dyer in 1929-30. J.R. Dyer was a KU instructor. By 1932, C.M. Baker, his wife and three daughters, Caroline, Mabel, and Margot, lived at 1655 Mississippi Street.<sup>4</sup> C.M. Baker was director of libraries at the University of Kansas from 1928 to 1952. "During his tenure as Director the book collections grew from 210,000 volumes to 483,000 volumes, a particularly impressive record when the economic effects of the depression period and the manpower and material shortages of World War II are considered." Earlier, he had been an instructor of English at Syracuse University and served with the American Library War Service during World War I. From 1919 to 1928 he was assistant librarian at the University of North Carolina. Baker ended his administrative duties in 1952, but continued to work until 1957. Charles Melville Baker died at the age of 85 in 1972.<sup>5</sup>

By 1961, Baker and his wife Elizabeth were living in a house at 1823 Illinois Street. Walter and Arline Grigg lived in the house at 1655 Mississippi Street. Mr. Grigg was the manager of the Duckwalls store in downtown Lawrence. In 1964 Arline Gregg, an office secretary at the university, was listed as a widow. In 1972, David Summers, a university professor, was the resident owner at 1655 Mississippi Street. Robert and Jean Hamlin occupied the house in 1974 and 1978. Hamlin was listed as a KU professor.<sup>6</sup>

The present owner, Mabel L. Rice, distinguished professor of speech, language, and hearing at the University of Kansas, purchased the house at 1655 Mississippi in 1978 from a KU English professor. The house had been neglected and was in poor condition when Professor Rice acquired the property. Since then, the house has been carefully rehabilitated with a renovated kitchen and bathroom on the first floor, an enlarged master bedroom and bathroom on the second floor, and a sunroom addition in the rear.

#### History of the area

As a residence within walking distance of campus, the Twenhofel-Eikenberry house is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). By the turn of the century, Lawrence had matured as a community; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was "the trading metropolis for a rich and populous agricultural county."<sup>7</sup> During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, and 13,726 in 1930.<sup>8</sup>

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid."<sup>9</sup> In 1909 the Lawrence Light and Railway Company was organized to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot in North Lawrence to the southern

<sup>4</sup> Lawrence city directories. Information on residents and owners of 1655 Mississippi compiled by the present owner, Professor Mabel Rice.

<sup>5</sup> "Charles M. Baker," Death notice (JLG, 17 March 1972), Biographical Sketch (n.d.). University Archives, University of Kansas.

<sup>6</sup> Lawrence city directories, 1961, 1964, 1972, 1974, 1978. Compiled by Dale Nimz.

<sup>7</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-20.

<sup>8</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21

<sup>9</sup> E.F. Caldwell, Souvenir History (Lawrence, KS: E.F. Caldwell, 1898), n.p.

end of Massachusetts Street, there were branches on Indiana and Mississippi Streets to the University of Kansas. The streetcar system reached its maximum extent during the years from 1922 to 1927.<sup>10</sup>

#### Development of the area surrounding the proposed landmark

When the Twenhofel-Eikenberry House was constructed, this area of South Lawrence was a developing residential district with contemporary infrastructure. At that time, the infrastructure would include paved streets, sidewalks, gas, and electrical service.

#### **References**

- "Bungalow, 1655 Miss." Lawrence Journal-World 3 May 1992, 1C. Accessed 2 February 2017 at [http://www2.ljworld.com/news/1992/may/03/bungalow\\_1655\\_miss/](http://www2.ljworld.com/news/1992/may/03/bungalow_1655_miss/)
- "Charles M. Baker," Death notice (JLG, 17 March 1972), Biographical Sketch (n.d.), University Archives, University of Kansas.
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- McAlester, Virginia S. A Field Guide to American Houses revised & expanded ed. (New York, NY: Alfred A Knopf, 2015).
- Smith, Nancy. "University Place Welcomes Public," Lawrence Journal-World (1992?). Undated clipping in Watkins Museum of History file, 1655 Mississippi Street.
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- Wolfenbarger, Deon & Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (Lawrence,KS: 1998).

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<sup>10</sup> "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21; Carl Thor, "Chronology of Public Transit in Lawrence, Kansas, (May 1980), 1.



**From:** [Lynne Zollner](#)  
**To:** [John Sundeen](#)  
**Cc:** [Caitlyn Cargill](#)  
**Subject:** RE: 1655 Mississippi  
**Date:** Monday, September 11, 2017 8:34:51 AM  
**Attachments:** [image003.png](#)

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John,

Thank you for taking the time to respond to the letter. It will be forwarded to the Historic Resources Commission for consideration in their review of the nomination.

The review of projects within the 250' environs area does not include any landscape changes to your property so the sidewalk replacement would not require review.

Please let me know if you have any additional questions including if you have any other project ideas for your property that you would like to know if they would require review.

Thanks. Lynne



**Lynne Braddock Zollner**, AICP *Historic Resources Administrator* [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)  
Planning | [www.lawrenceks.org/pds/](http://www.lawrenceks.org/pds/)  
P.O. Box 708, Lawrence, KS 66044  
office (785) 832-3151 | fax (785) 832-3160

**From:** John Sundeen [mailto:[john@sundeen.com](mailto:john@sundeen.com)]  
**Sent:** Sunday, September 10, 2017 12:54 PM  
**To:** Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>  
**Subject:** 1655 Mississippi

**Lynne Braddock Zollner,**

In regards to the attached and as the owner of a house within environs (1646 Illinois Street), we don't have any objection to the nomination, if we will be able to replace the concrete sidewalk on our property that runs along the northern edge of our property from East to West. One wouldn't think such a replacement wouldn't be an issue for the HRC or any administrative body of the city, but not being familiar with all the rules, we ask you, will we have any issues?

Sincerely,

John Sundeen

**From:** [Lynne Zollner](#)  
**To:** [Roura Young](#)  
**Cc:** [Caitlyn Cargill](#)  
**Subject:** RE: 1655 Mississippi Twenhofel Eikenberry House  
**Date:** Monday, September 11, 2017 8:27:15 AM  
**Attachments:** [image003.png](#)

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Thank you so much for taking your time to let us know. We will forward your email to the Historic Resources Commission for consideration in their review. Thanks. Lynne



**Lynne Braddock Zollner**, AICP *Historic Resources Administrator* [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)  
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P.O. Box 708, Lawrence, KS 66044  
office (785) 832-3151 | fax (785) 832-3160

**From:** Roura Young [mailto:rourasue@gmail.com]  
**Sent:** Friday, September 08, 2017 3:16 PM  
**To:** Lynne Zollner <lzollner@lawrenceks.org>  
**Subject:** 1655 Mississippi Twenhofel Eikenberry House

My husband and I moved to 1641 Mississippi Street in part because of the historic homes in the area. The Twenhofel-Eikenberry House, 1655 Mississippi, is a beautiful and unique example of Craftsman style architecture in Lawrence. We fully support adding it to Lawrence Register of Historic Places.

Thank you,  
Roura and Bryan Young

September 21, 2017

Bill and Ann Beedles  
1647 Mississippi St.  
Lawrence, KS 66044

Lynne Braddock Zollner, AICP  
Historic Resources Administrator  
Planning Office  
6 E. 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044-0708  
Via email: [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)

**Re: L-17-00123**

Dear Ms. Zollner:

We object to the above-captioned proposal to place the property at 1655 Mississippi, the so-called Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. We object to this proposal on three general grounds: Principle, Practicality, and Procedure.

Principle: To begin, **no** evidence has been made available that a compelling Government interest exists in designating this particular property to be “significant to the history of Lawrence.” The property is lovely and has gone through extensive renovations, but examples of the Craftsman style of architecture are plentiful in Lawrence. However, the key word would seem to be “significant.” No persons or events have transpired in this location that would meet that standard. The fact that lots of folks have chosen to live close to their work at KU is remarkably weak tea to justify the rest of us being limited in our enjoyment of our properties.

Indeed, the application fails on its face in this regard. Professor Twenhofel spent the majority of his career at Wisconsin. Professor Eidenberry also appears to have had a workmanlike career, as most of us do, but evidence of significance is completely lacking. We find no deans, no provosts, no basketball coaches, no characters that contributed significantly to the history of KU or Lawrence.

Moreover, the standard for approval should be extremely high. By this designation the Government would be reducing our flexibility to enjoy our property in any legal way we see fit by imposing a layer of approval for modifications that does not currently exist.

Practicality: Limiting our ability to make changes we desire by vesting authority in an unelected Historic Resources Administrator is burdensome. As retired senior citizens we have discussed the utility of having the family of one of our children move into our house if we were to demolish the garage and replace it with a one-level “tiny house.” Would the Government Administrator at that time aver that such a use of *our* property is Appropriate? Or would that

person instead be inclined to judge a granny flat to be such a profound imposition on a significant aspect of the history of Lawrence as to deny a Certificate? Who can say?

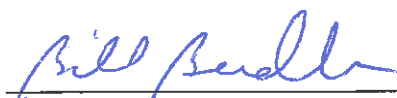
Of potentially even greater significance to us is the impact such restrictions may have on the market value of our property. As retirees we are of relatively limited means and the proceeds from the eventual sale of our home will play a central part in our ability to enjoy happy golden years if and when the time to move arrives. Reducing the ability of future owners to do with *their own* property as they see fit will be a discouraging burden, limiting marketability of the property. For the Government to take that from us is patently unfair.

Procedure: We also object to the timing of this process. We received less than three weeks' notice of the hearing in a letter dated September 1, 2017. Only then did we discover that this application has been in process since November 2016. Only this month did we discover the expansive size of the proposed district. The Government is denying us the time necessary to marshal our neighbors to oppose this application.

Similarly, we simply haven't had time to locate appropriately qualified legal counsel. With this Government petition we are faced with spending some of our limited resources to block this from going forward at the hearing level, or a lot of our limited resources if forced to take legal action if it is approved.

This material negative impact on the enjoyment of our home, where we've lived since 1979, has already caused us untold angst and grief. Health permitting we'd like to live out our lives peacefully at 1647 Mississippi, free of unwarranted complications from the City of Lawrence.

Sincerely,



William L. Beedles



Margaret A. Beedles

Lawrence Historic Resources Commission,

I strongly oppose placing 1655 Mississippi St. on the Lawrence Register of Historic Places. I am the owner of a property located in the environs. I oppose the designation for a number of reasons.

- There is no formal mechanism for environs homeowners to have a vote in this process in Chapter 22.
- The regulations and definitions in Chapter 22 appear to be intentionally vague.
- The nomination process appears to be intentionally fast to discourage property owner knowledge and input into the process.
- The process will potentially force environs homeowners to incur additional costs and decrease property values.
- The Twenhofel-Eikenberry house does not appear to meet the historic landmark designation criteria.
- Lack of justification for prohibition on home demolition

**Absence of Formal Mechanism for Environs Property Owner Consent:**

Chapter 22 does not contain a mechanism for ‘environs’ homeowners to formally oppose or vote for the designation. This action is available to homes nominated for a historic district, but not those that are designated as environs homes. While environs homeowners are afforded the opportunity to speak to you at the nomination hearing, the absence of a formal survey or vote means our property rights and future flexibility is infringed on without our consent.

I have read a number of meeting minutes from the past few years where neighbors have spoke or noted their opposition. I have yet to discover an instance where the commission has voted against a nomination in the meeting minutes.

**Intentionally Vague Chapter 22 Definitions and Code:**

The lack of explicit rules and vague wording and definitions in Chapter 22 code is worrisome and open to broad interpretation in many cases. Homeowners have no guarantee that future commissions will not use the loose wording to look at development and architectural styles in a different light. For example, I have read several meeting minutes where a commission member's personal taste have been injected into the debate due to a lack of explicit code definitions and debate over the criteria and code (1, 2, 3). There have been a number of times during past meetings that the definition of the word “significant” itself has been debated by the commission when discussing whether a project will significantly encroach upon or damage a historic structure (4). Garage addition styles and locations, while not required to be automatically triggered for environs commission review, have been debated a number of times by the commission. It is not clear in Chapter 22 what the rules for garages are (5). These are just a few examples that highlight the loose code that requires significant interpretation and opinion to apply.

As a homeowner subject to these definitions and code, it is worrisome that wiggle room is left in order to allow potential oversight that is interpreted by a revolving commission that has discussed changing Chapter 22 in the future and may soon be made up of members with different architectural tastes.

1. Log Siding – May 2016
2. Home Roof Line – December 2016
3. Zimmerman Home Designation – June 2017
4. ‘Significant’ Definition Discussion – April 2016
5. Garage Discussions – Jan 2017, February 2017

### **Transparency and Speed of Nomination Process:**

I question the transparency and speed of the 1655 Mississippi nomination process. Environs homeowners were notified just over **two** weeks ago that the process is underway. We were given just **one** week to view the nomination before the vote tonight, the same amount of time as the general public. While Lynne Zollner has been available to answer questions and very helpful, the speedy nature of the process has given homeowners very little time to inform ourselves of the nature of the process, our rights, the historic nature of the property, and the new regulations we fall under. The speed of public notification and limited amount of time to collect information appears staged to limit input and prevent neighbor organization or opposition.

New homeowners are particularly vulnerable during this process. As a new homeowner that purchased a house in need of significant remodeling, I would have liked to have known, for example, that the historic designation process is underway during the purchase process. Other than constantly contacting the administrator, there is currently no way for a homeowner or potential homeowner to know this until a couple of weeks before the commission vote.

### **Costs to Environs Homeowners and Decreased Property Values:**

Proposals and revisions to proposed work may incur additional costs for the homeowner, such as additional architect, contractor, and engineer fees, delayed projects (those that have wait to go before the full commission), and personal time involved with negotiating with the administrator and commission. A number of local architects and contractors have presented projects from environs owners to the commission, a service they charge the client. These additional costs can be significant for the homeowner and the city provides no financial assistance to defray these costs.

According to the outdated link on the city website, it can take over a full month from the time of submission for the commission to approve a project. While this may or may not be typical, this is a significant waiting period and bottleneck for a homeowner. If there are revisions, a project may be delayed months.

<https://assets.lawrenceks.org/assets/pds/planning/documents/HRCSchedule2010.pdf>

These potential additional costs and regulations were not planned on or present when my home was purchased. While I understand the goals of preservation in Lawrence, the process and additional oversight does not appear fair or to have taken into account current property owner rights and wishes.

It is also likely that the additional oversight and restrictions will decrease our property values. As a home buyer that sought out a property in need of renovation I inquired about historic designations on properties. While searching for homes I noted a number of homes advertised for



sale in the area that highlight that the house did not feature historic designations, presumably because they hoped the information would increase the sale price.

The city website notes that historic property designations have been found to increase property values. No studies were cited on the city website, but the statement still does not include or consider environs properties. My very brief research also uncovered a number of recent peer reviewed studies that suggest that historic designation has a negative impact on property value growth (1 and 2) and that properties immediately adjacent to designated historic districts increase in value at greater rates than those within the historic district, presumably because buyers value the flexibility and fewer regulations of such properties (3).

1. Heintzelman, Martin D., and Jason A. Altieri. "Historic preservation: Preserving value?." *The Journal of Real Estate Finance and Economics* 46.3 (2013): 543-563.
2. Douglas S. Noonan and Douglas J. Krupka. Making- or picking-winners: Evidence of internal and external price effects in historic preservation policies. *Real Estate Economics*, 39(2), 2011
3. Been, Vicki, et al. "Preserving history or restricting development? The heterogeneous effects of historic districts on local housing markets in New York City." *Journal of Urban Economics* 92 (2016): 16-30.

### **Broad Definition of Historic Landmarks in Lawrence:**

I question the persistent survey and nomination of properties in Lawrence. It appears that a large number of homes in Lawrence have fallen under the commission's oversight in the past few years. While I have had only limited time to collect data, my quick count of the properties approved by this commission is 21 properties in the last 20 months. A conservative estimate based on the number of homes in environs of properties nominated this month suggests that over 500 homes have been potentially included in environs designations over the past 20 months (25 homes \* 21 designated properties = 525). These homes are subject to the additional oversight and restrictions without the ability to formally or legally stop or vote on the additional oversight.

Due to the creation of several historic districts since the establishment of Chapter 22 it appears that homes that are not under some oversight of the commission are becoming increasingly rare east of Iowa street. Is the register needed if all old homes east of Iowa are historic? The homeowners deserve a say in this process beyond speaking at nomination meetings and it does not seem to be the most fair or democratic way to enact further oversight.

### **Meeting the Requirements of Historic Designation:**

While the Twenhofel-Eikenberry home is a well-maintained and attractive home in the neighborhood, I question the justification of the historic designation. Craftsman style homes are very common throughout the city, region, and country. The Twenhofel-Eikenberry home is well-maintained but it is not a special example of the Craftsman style that warrants special protection or designation.

### **Prevalence of Craftsman Style Homes in the City, Region, and Nation:**

As another nomination put forth today notes, Lawrence does not have a specific craftsman style neighborhood as many other cities in Kansas do. The Twenhofel-Eikenberry home is not a hallmark property in a specific area of Lawrence known for craftsman style homes. However,

craftsman style homes are not rare or special in Lawrence. My informal survey of homes in the University Place neighborhood alone found *dozens* of other craftsman style homes and side gable roof subtype homes. Other well-maintained examples exist in Lawrence, making this not a unique or rare example. Like 3 other homes nominated today, it is on a large corner lot and it is well-maintained, but these are not historically significant or relevant criteria.

The nomination notes that the Craftsman style originated in California and is prevalent throughout the US. Topeka has several neighborhoods full of hundreds of craftsman style homes. The Kansas City Star has noted that there are an estimated 10,000 craftsman style bungalows in Kansas City alone. The style is clearly very common in the region. This style of home is not so unique to the region or city that it requires the designation and additional city oversight of neighborhood development. It was not designed by a famous or particularly notable craftsman architect.

#### Meeting the Criteria for Special Character, Historic and Architectural Value:

The nomination document does not sufficiently make the argument that this particular home is a special, distinctive or distinguished example of the Craftsman style. The stated requirement for a historic Lawrence landmark designation is that it “has a special character or special historic or architectural values as part of the development, heritage, or cultural characteristics of the city, state or nation.”

This is a particularly broad definition. Special is not defined in chapter 22. The Merriam-Webster Dictionary defines special as “distinguished by some unusual quality.” The nomination presented does not make the case that the Twenhofel-Eikenberry is a particularly unusual craftsman style home that requires designation and protection from another neighbor's home renovations beyond city zoning. As noted above, craftsman style homes are rather common in the area and neighborhood. The nomination notes that a full one-third of craftsman style homes are noted to be of the side gabled roof subtype making this selection common, not unusual or rare in within the subtype or the broader Craftsman style.

#### Criteria 1 and 6:

The nomination document notes that the house is eligible because it meets criteria 1 and 6 of 22-403.

Criteria 1 requires that the property have special character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state or nation. As noted above, this style of architecture is not rare in Lawrence or the region, making it questionable to note that it is a special, rare, or unusual part of the community that currently requires additional protection beyond current code and zoning.

Criteria 6, as written, is tautological and circular. Both historical and architectural significance in Chapter 22 are confusingly defined as the same 9 nomination criteria. Further, criteria 6 notes that historical significance is “possessing a quality present in a structure because it embodies elements of design, detailing, materials, or craftsmanship that render it

architecturally significant.” Historical and architectural significance is circularly defined as embodying elements of design that make it architecturally significant. This is not a definition but is instead a repetitive justification.

Ignoring the vague and circular definition, Criteria 6 requires the home to be both architecturally significant and that it embody elements of design that make it significant. As noted above, the nomination makes it clear that 1/3 of craftsman style homes are side gabled roof subtype and the style is not rare or unusual. Second, the nomination does not convincingly make the case that specific elements of the design, detailing, materials, or craftsmanship are architecturally significant to the craftsman style of home. There is scant discussion of the elements of style or design of the home that explain it embodies the craftsman style and makes it noteworthy. The architectural integrity summary notes there have been modern alterations. The appendix description of the home describes the home well, but it does not compare or make the case that the features described embody this specific subtype or style. There is no discussion in the description of typical craftsman features or subtype features that embody this style.

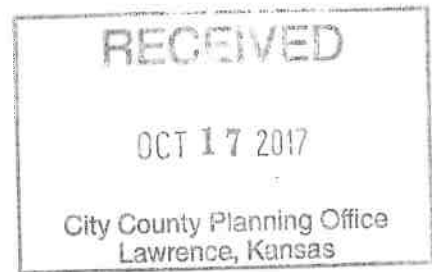
It is not clear from the nomination document what about this house renders it architecturally significant, unusual, or noteworthy in the craftsman style and requires designation and protection. As such, it appears that the home is selected because it is a well-maintained home in an area with many similar homes. I do not believe this meets the criteria for protection.

**Prohibition on Home Demolition:**

I oppose the inability for a homeowner to demolish their structure without approved plans for a new structure to be built on the property. I purchased the property with an understanding of city and state code and my property rights. This new oversight changes these rights and potentially limits future flexibility. While I understand the commission’s preservation goals, prohibiting a homeowner from demolishing a structure is a particularly strong overreach. An empty lot has no influence on the historic nature of the nominated home. The Twenhofel-Eikenberry home’s yard is larger than my lot.

Scott Mitchell  
1648 Mississippi St.

Nicholas and Michelle David  
1701 Illinois Street  
Lawrence, KS 66044  
October 11, 2017



Attention: Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
PO BOX 708  
Lawrence, KS 66044

Dear Ms. Zollner:

This letter voices opposition to L-17-00123, the proposal to designate the property at 1655 Mississippi Street as a Lawrence Historic Landmark.

In support of our objection, Michelle and I would join in the thoughtful arguments advanced by Mr. and Mrs. Beedles in their letter to your office dated September 21, 2017 as well as those by Scott Mitchell in his undated letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicholas David", with a long horizontal flourish extending to the right.

Nicholas David

A handwritten signature in blue ink, appearing to read "Michelle David", with a long horizontal flourish extending to the right.

Michelle David

REBECCA SNYDER  
1656 ILLINOIS ST  
LAWRENCE, KS 66044

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

Dear Ms. Zollner:

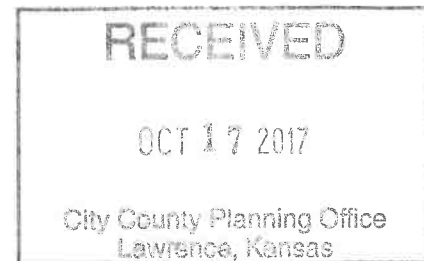
This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,



Date:

10/14/17



STEVEN and BARBARA PADGET  
1708 ILLINOIS ST  
LAWRENCE, KS 66044

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

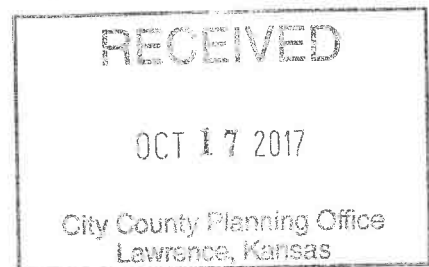
Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

*Barbara & Steve Padget*

Date: *10/14/17*





RECEIVED

OCT 17 2017

City County Planning Office  
Lawrence, Kansas

RACHEL KRAUSE  
1713 MISSISSIPPI ST  
LAWRENCE, KS 66044

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

Rachel M Krause

Date:

10-12-17

I feel quite strongly about this issue and do not want my property restricted as a result of a neighbor's choice. I have heard multiple horror stories from friends located in the "environs" of the new historic ~~dist~~ area on Rhode Island and do not want to have to go through what they are going through in order to make improvements to my house. I therefore oppose the designation of 1655 Mississippi as a historic landmark. -RK

October 19<sup>th</sup>, 2017

Historic Resources Commissioners,

I urge you to reject this nomination. This is a bad local government policy as currently written. The designation creates a historic district in all but name, but does not afford homeowners due process since we don't have a vote in the matter. As I outlined in my last letter, I do not think the nomination makes a strong case for special protection under the Chapter 22 guidelines.

Worse, local landmark designations and environs properties in Lawrence appear to have lower property value growth rates than undesignated properties. I will present short summary data of appraised tax values of local and environs homes at the HRC meeting tonight.

#### Environs Code

Lawrence's local landmark designation code is burdensome. I have yet to discover another city in Kansas with this stringent of an environs review. Wichita, Topeka, and Kansas City do not have such review at the local level. As I know you're well aware, this environs review no longer occurs at the state level as well. I've surveyed large cities nationally and have found few cities that do a review of environs type properties when there are no tax incentives involved. I recognize that there can be instances where review can be a good thing and I am not opposed to all historic preservation. Historic structures are an important part of Lawrence, however, the historic value needs to be significant to outweigh the loss of individual property rights in the current ordinance. I do not believe this property proposal meets that criteria.

The environs has been debated and discussed by this commission and residents for decades. Like the parade of residents before me, I believe this designation is adding an unneeded additional layer of bureaucracy. In the past 10 years I have not uncovered a single instance of this commission voting against the historic designation of a property in Lawrence, despite the objection of numerous neighbors. The standard for designation in Lawrence is clearly quite low. There are nearly 130 local landmarks and hundreds of national and state landmark properties in Lawrence. Attached is a picture of the landmark and environs properties near downtown. This commission should not be governing the design decisions of this many properties without their consent.

I realize that I am speaking to dedicated preservationists. Many of you have relationships with the Lawrence Preservation Alliance and this cause. However, this is simply a bad policy that creates division between neighbors and does not rally homeowners around the historic preservation cause. Neighbors are thrust into a situation where they are forced to appease a board and potentially spend their hard earned savings sending an expensive architect, engineer, or contractor to work with the commission. The standard to designate homes and strip neighbors of their property rights without their permission must be higher.

#### Altering the Environs Definition for 1655 Mississippi

I urge you to reject this nomination or significantly alter the environs review in this case. There are no open lots in the environs of 1655 Mississippi. We are zoned for single family homes, so an apartment building won't be built in this area. A review of an extension or garage on my home only serves to cost me money and time.

The HRC has permitted exceptions to environs reviews in the past (Oak Hill Cemetery, 1340 Haskell Avenue, and 936 Pennsylvania, for example). Please remove all design review standards for our

environs. If there is concern about demolition and new construction (which there shouldn't be because we're zoned for single family homes) then at the very most please review only demolition and replacement structures.

Last month it was expressed by Commissioner Hernly that these are minor regulations compared to zoning and not burdensome. If that is the true, then I urge the city to allow zoning to work and not force homeowners to parade their contractor or architect here for an expensive discussion of siding choices. While it may not be expensive or burdensome for the commission, several hours of work on my behalf by an engineer or architect is an expensive proposition for me.

### **Do Designations Negatively Impact Property Values?**

Yes, it appears they do.

Environs and landmarked homes in Lawrence often lag behind the rest of Lawrence's home values. In the past month I collected data from the City of Lawrence and the State Historic Preservation Office on historic landmarks, districts, and environs properties. I also gathered property tax data from Douglas County for the city of Lawrence. I used the data to test my assumption that these additional regulations will make the home less desirable and impede home improvement projects, as I have seen homes for sale advertise that they do not feature historic designations. I will present a very brief summary of my findings for all properties located in the area of the attached picture at the HRC meeting. I urge the city to conduct a more exhaustive analysis to better inform the debate.

This is a bad policy. It is possible that it destroys value. It alienates citizens and neighbors from one another and from rallying behind the historic preservation process. If historic preservation policies are desired by the public, let the public that has their property rights affected have a say in the designation. I am happy to allow my neighbor to have the designation – but please leave me with my current property rights and regulations.

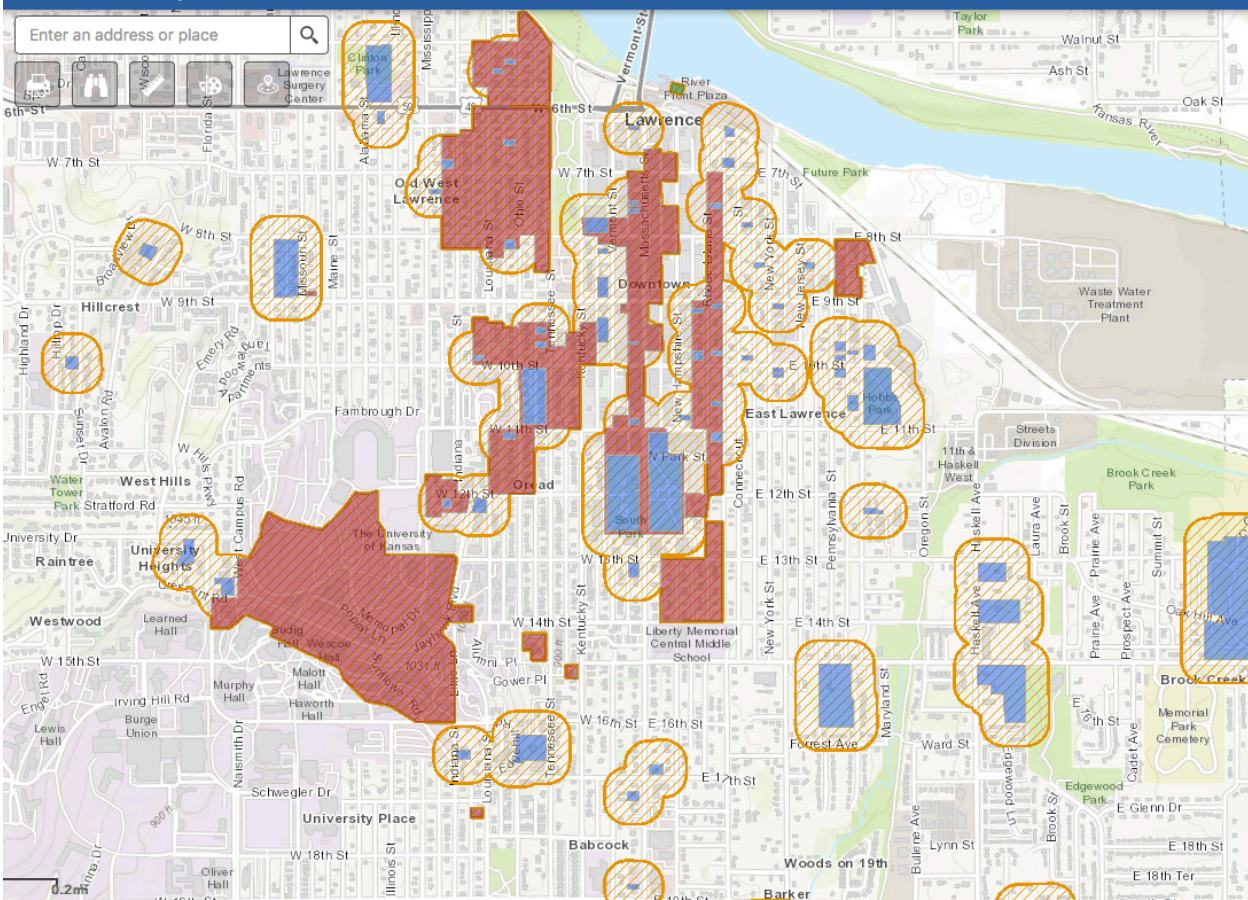
Scott Mitchell  
1648 Mississippi

# Interactive Map of Lawrence

Lawrence, Kansas

City Maps Page

Douglas County Property Viewer



RECEIVED

OCT 19 2017

City County Planning Office  
Lawrence, Kansas

CAREY and MARTHA BERGER  
1744 E 1100 RD  
LAWRENCE, KS 66049

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,



Date:

10/14/17

I ~~don't~~ respect the owner of  
1655 & their desire for the designation.  
However I ~~strongly~~ oppose being impacted  
by this decision based upon the  
definition of the associated "environs".

The burden this places on me &  
my property is excessive and adversely  
impacted on my property rights while the  
gains for 1655 do not benefit me.

CAREY BERGER, J.D.

Attorney at Law

...I <sup>would</sup> get all down & no up from this action.

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

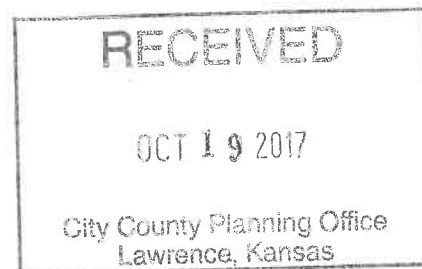
Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

*Jeff Beecher*  
1652 Illinois St.

Date: Lawrence, KS 66044  
10/14/2017





PHYLIS LEGLER  
1630 ILLINOIS ST  
LAWRENCE, KS 66044

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

Dear Ms. Zollner:

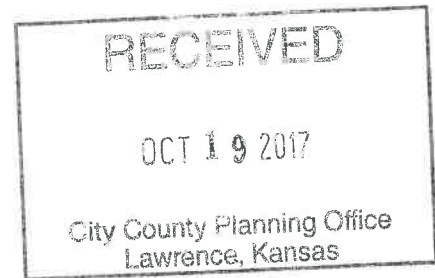
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Yours truly,

*Phyllis Legler*

Date:

*October 16, 2017*



LEONARDO ZAVARSE and BRIDGETT CHAPIN  
1701 INDIANA ST  
LAWRENCE, KS 66044

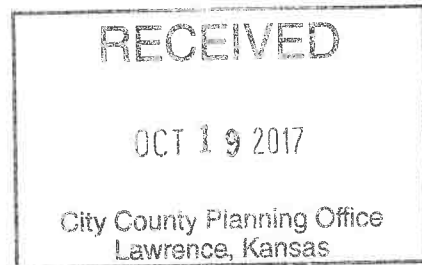
Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

Dear Ms. Zollner:

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Yours truly,

*Bridgett K. Chapin (resident of 1701 Indiana for 10 years)*  
*Leonardo Zavarze (resident of 1701 Indiana for over 20 years)*  
Date: 10/16/17



From: Paulette strong [<mailto:pstrong561@gmail.com>]  
Sent: Thursday, October 19, 2017 5:32 PM  
To: Lynne Zollner <[lyzollner@lawrenceks.org](mailto:lyzollner@lawrenceks.org)>  
Subject: Opposition to L-17-00123

Lynn,

I just collected my mail and saw that the letter I had sent you was returned to me because of a mistake in the address. I understand that you should have received my letter prior to today. However, I am writing by e-mail in order to, hopefully, still be included in the discussion.

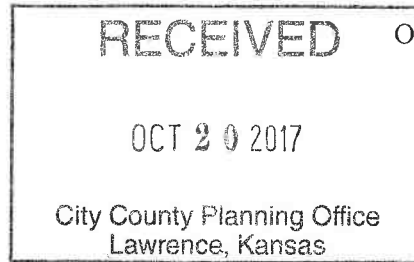
I am opposed to L-17-00123, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark. It is unfair to have one homeowner's well-intentioned request effect all of us within 250 feet of her property. Additionally, it concerns me that an appointed rather than elected group approve or not approve any major external home renovations I wish to do. Finally, with this type of restriction my potential home sale and its final sale price will most probably be restricted with this barrier.

Again, I apologize for not having sent you my remarks in writing, as requested.

Sincerely,  
Paulette Strong  
1638 Illinois Street  
Lawrence, KS. 66044

JAMES and MICHELLE HERSH  
11405 W 152ND ST  
OVERLAND PARK, KS 66221

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044



Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

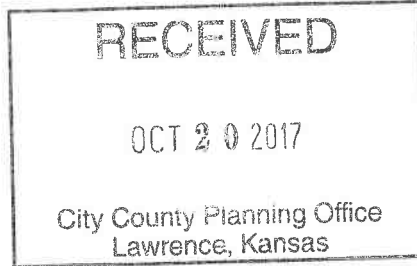
*James E. Hersh, Michelle A. Hersh*

Date:

*10-16-17*

OWNERS OF: 1705 ILLINOIS

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044



DAVID and JOANNA SLUSKY  
1657 INDIANA ST  
LAWRENCE, KS 66044

Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

A handwritten signature in dark ink, appearing to read "Lynn Zollner".

A handwritten signature in dark ink, appearing to read "David and Joanna Slusky".

Date:

10/16/2017

KIMBERLEY KREICKER and ARLA JONES  
1709 INDIANA ST  
LAWRENCE, KS 66044

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044

Dear Ms. Zollner:

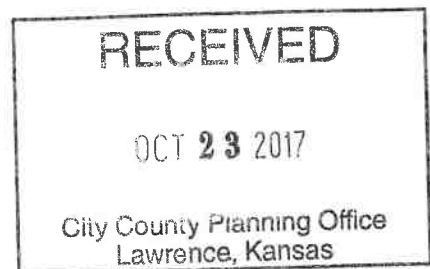
This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

Two handwritten signatures in cursive script. The first signature is 'Arla Jones' and the second is 'Kimberley Kreicker'.

Date:

12/17/2017





October 24, 2017

Dear neighbors in University Place Neighborhood,

I am writing about the nomination of my property at 1655 Mississippi St., comprised of 3 lots, for listing on the Lawrence Register of Historic Places. This property is among the four properties sponsored by the Lawrence Preservation Alliance. There have been two discussions of the nominations at the Lawrence Historic Resources Commission, with deferments for further discussion. During the discussions it has come to my attention that there may be misunderstandings about the motivations for the listings and the potential consequences for the properties nearby.

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In my time as custodian of my home I have had many people ask me if it is for sale. The stated motivations of the ones asking varied, but among them have been those who assured me a higher than market value offer because of their intention to change the property, by building the largest structure possible on the open 3<sup>rd</sup> lot south of my house, the grassy area enclosed by a split rail fence on the corner of 17<sup>th</sup> and Mississippi. This is not of interest to me, but it has certainly occurred to me that my lack of interest in this change to the property does not ensure that it could not be done by others in the future.

When I was asked to participate in the new initiative for the Lawrence Register of Historic Places my initial reaction was to decline, even though I am a member of the Lawrence Preservation Alliance. Somehow it seemed like too much hassle. After studying it more, I now know that the hassle for me and for my neighbors is what I regard as minimal when compared to the potential disruption and potential loss to the neighborhood atmosphere by the rights of possible new owners in the future to make significant changes. Our neighborhood, as we know, is strategically placed for many possible future directions by those not motivated by what has made it such a great place for families to live for a long time.

If you share my attachment to the many positive aspects of the University Place Neighborhood, and wish to contribute to the recognition of the historic value of the neighborhood, whatever your previous opinion might have been, please indicate your support by signing your name below and sending this piece of paper to: Lynne Zollner, Historic Resources Administrator, P.O. Box 708, Lawrence, KS 66044, or email her at [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org).

Mabel L. Rice  
1655 Mississippi St

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: \_\_\_\_\_ Address: \_\_\_\_\_

October 24, 2017

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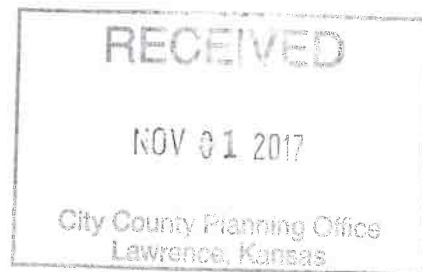
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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St



Neighbor in support of the Lawrence Register of Historic Places nomination:

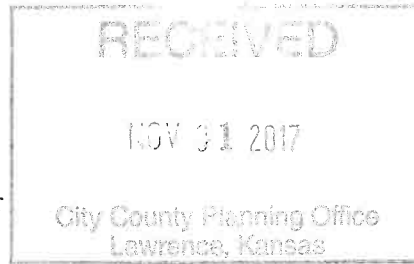
Name:

*Lynne Zollner*

Address:

*1653 Indiana 66044*

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044



PAULETTE STRONG  
1638 ILLINOIS ST  
LAWRENCE, KS 66044

Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

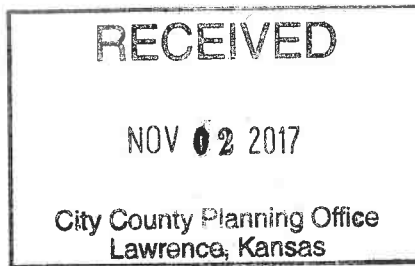
A handwritten signature in cursive script that reads "Paulette Strong". The signature is written in dark ink and is positioned below the "Yours truly," text.

Date: 10/15/2017

- It is unfair to have one homeowner's well-intentioned request effect all of us within 250 feet of her property.
- It is concerning that an appointed rather than elected group approve or not approve any major external home renovations I wish to do.

Thank you!

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
P.O. Box 708  
Lawrence, KS 66044



JOHN and MINDY HUSTON  
1649 ILLINOIS ST  
LAWRENCE, KS 66044

Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

*Melinda Huston*  
Date: *October 16, 2017*

October 24, 2017

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Let me share my position on the matter. I have lived in my home for almost 40 years and love the neighborhood. Over such a time frame we experience the full range of life...children, pets, grandchildren, new jobs, new neighbors, retirements, changes in life styles, deaths of neighbors and loved ones. In addition, we experience the growth of our magnificent trees and mourn the loss of our favorites and then plant the replacements and enjoy them, too.

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

RECEIVED

NOV 03 2017

City County Planning Office  
Lawrence, Kansas

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Dietrich Earnhart Address: 1714 Mississippi Street  
Lawrence, KS 66044

October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

RECEIVED

NOV 06 2017

City County Planning Office  
Lawrence, Kansas

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Elizabeth F Smith Address: 1733 MISSISSIPPI (22 YEARS)  
LAWRENCE RESIDENT 47 YEARS



RECEIVED

NOV 06 2017

City County Planning Office  
Lawrence, Kansas

October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Warren Frick Address: 1709 Louisiana St.  
*Warren Frick*  
CAROL L. CASTELL  
*Carol L. Castell*

October 24, 2017

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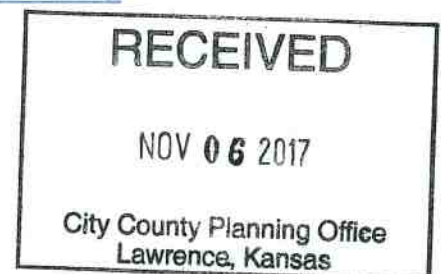
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Mabel L. Rice  
1655 Mississippi St



Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Christopher Bryan Young Address: 1641 Mississippi St.

Christopher Bryan Young

October 24, 2017

Dear neighbors in University Place Neighborhood,

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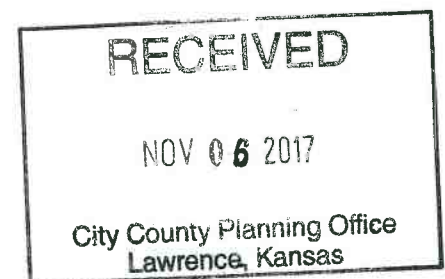
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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St



Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Roura L. Young Address: 1641 Mississippi St  
*Roura Young*

October 24, 2017

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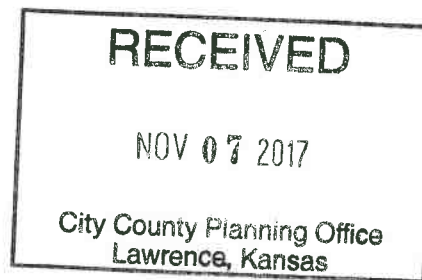
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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St



Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: JOHN M. WILKINS JR Address: 1652 MISSISSIPPI ST.  
*John M. Wilkins Jr*



October 24, 2017

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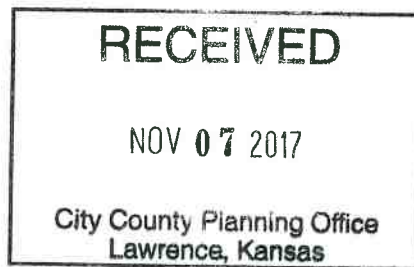
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Mabel L. Rice  
1655 Mississippi St



Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Mary Wilkins Address: 1652 Miss. St.  
Lawrence, KS 66044

October 24, 2017

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Mabel L. Rice  
1655 Mississippi St

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name:  Address: 1729 MISSISSIPPI



October 24, 2017

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Mabel L. Rice  
1655 Mississippi St

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: APRIL Evans Address: 1729 Mississippi

October 24, 2017

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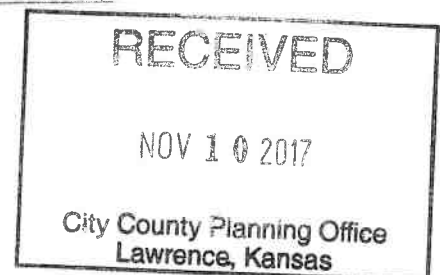
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*Mabel L. Rice*

Mabel L. Rice  
1655 **Mississippi St**



Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: John Charlton Address: 1624 Indiana St.

October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

RECEIVED

NOV 10 2017

City County Planning Office  
Lawrence, Kansas

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Marjorie Cole Address: 1804 Mississippi  
(owned this house since 1965)

October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

RECEIVED

NOV 10 2017

City County Planning Office  
Lawrence, Kansas

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: *Judy Dutton*

Address: *1716 Mississippi Lawrence*

*Judy Dutton*

*66044*



October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Anita Pierce Address: 1724 Mississippi

**From:** [Lynne Zollner](#)  
**To:** [Caitlyn Dolar](#)  
**Subject:** FW: HRC 1655 Mississippi  
**Date:** Monday, November 13, 2017 8:33:02 AM  
**Attachments:** [image001.png](#)

---



**Lynne Braddock Zollner**, AICP *Historic Resources Administrator* [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)  
Planning | [www.lawrenceks.org/pds/](http://www.lawrenceks.org/pds/)  
P.O. Box 708, Lawrence, KS 66044  
office (785) 832-3151 | fax (785) 832-3160

**From:** Pam Burkhead [mailto:pam.burkhead@gmail.com]  
**Sent:** Sunday, November 12, 2017 2:31 PM  
**To:** Lynne Zollner <lzollner@lawrenceks.org>  
**Subject:** HRC 1655 Mississippi

Lynne,

Thank you for attending our UPNA meeting last week. You provided very good information and I feel very comfortable in supporting the Historic Designation for 1655 Mississippi.

I hope Mabel Rice's house is approved.

I also look forward to seeing what can be done for all UPNA.

Thank you,

Pam Burkhead  
1720 Indiana Street



**From:** [Lynne Zollner](#)  
**To:** [Caitlyn Dolar](#)  
**Subject:** FW: HRC 1655 MS  
**Date:** Monday, November 13, 2017 8:33:22 AM  
**Attachments:** [image001.png](#)

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**Lynne Braddock Zollner**, AICP *Historic Resources Administrator* [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)  
Planning | [www.lawrenceks.org/pds/](http://www.lawrenceks.org/pds/)  
P.O. Box 708, Lawrence, KS 66044  
office (785) 832-3151 | fax (785) 832-3160

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**From:** NORMA A PIERCE [mailto:civilwartraveler@me.com]  
**Sent:** Sunday, November 12, 2017 4:44 PM  
**To:** Lynne Zollner <lzollner@lawrenceks.org>  
**Cc:** Don Pierce <dpierce@civilwartraveler.com>; Pam Burkhead <pam.burkhead@gmail.com>; Steve Evans <Scevens704@gmail.com>; jdutton@sunflower.com; karen & arturo <karenfordmanza@gmail.com>; Alee Phillips <phillips.alee@gmail.com>  
**Subject:** HRC 1655 MS

Lynn Braddock Zollner  
Historic Resources Administrator  
Lawrence City Hall  
PO BOX 708  
Lawrence KS 66044

By email to [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)

This message is **in support** of L-17-00123, the proposal to designate the property at 1655 Mississippi Street as a Lawrence Historic Landmark. It is a particularly beautiful example of the Craftsman architectural style that fully meets Criterion 6.

My husband and I owned and occupied a home in the West Grace Street Old and Historic District of Richmond, Virginia, for 25 years, moving from there to Lawrence in 2013. The Richmond designation carried far more stringent requirements on every structure in the district than the Lawrence review does for the 250-foot environs of a structure on the Lawrence Register of Historic Places. Our experience was that there were many benefits to the designation and no downside.

We appreciate your explanation of HRC at our University Place Neighborhood Association meeting on Nov. 9.

Norma and Don Pierce

1721 Indiana St  
Lawrence KS 66044

October 24, 2017

Dear neighbors in University Place Neighborhood,

I am writing about the nomination of my property at 1655 Mississippi St., comprised of 3 lots, for listing on the Lawrence Register of Historic Places. This property is among the four properties sponsored by the Lawrence Preservation Alliance. There have been two discussions of the nominations at the Lawrence Historic Resources Commission, with deferments for further discussion. During the discussions it has come to my attention that there may be misunderstandings about the motivations for the listings and the potential consequences for the properties nearby.

I also am aware that previous mailings were sent asking for signatures to support a no vote on the issue, without presentation of the pros as well as potential cons.

Let me share my position on the matter. I have lived in my home for almost 40 years and love the neighborhood. Over such a time frame we experience the full range of life...children, pets, grandchildren, new jobs, new neighbors, retirements, changes in life styles, deaths of neighbors and loved ones. In addition, we experience the growth of our magnificent trees and mourn the loss of our favorites and then plant the replacements and enjoy them, too.

Our many historically relevant homes and properties bring this living history with them, as we discover the past when we make changes to allow our homes to be livable, and when we hear the stories and memories of those who lived in them before us. The overall neighborhood becomes a living patchwork with echoes of the past.

In my time as custodian of my home I have had many people ask me if it is for sale. The stated motivations of the ones asking varied, but among them have been those who assured me a higher than market value offer because of their intention to change the property, by building the largest structure possible on the open 3<sup>rd</sup> lot south of my house, the grassy area enclosed by a split rail fence on the corner of 17<sup>th</sup> and Mississippi. This is not of interest to me, but it has certainly occurred to me that my lack of interest in this change to the property does not ensure that it could not be done by others in the future.

When I was asked to participate in the new initiative for the Lawrence Register of Historic Places my initial reaction was to decline, even though I am a member of the Lawrence Preservation Alliance. Somehow it seemed like too much hassle. After studying it more, I now know that the hassle for me and for my neighbors is what I regard as minimal when compared to the potential disruption and potential loss to the neighborhood atmosphere by the rights of possible new owners in the future to make significant changes. Our neighborhood, as we know, is strategically placed for many possible future directions by those not motivated by what has made it such a great place for families to live for a long time.

If you share my attachment to the many positive aspects of the University Place Neighborhood, and wish to contribute to the recognition of the historic value of the neighborhood, whatever your previous opinion might have been, please indicate your support by signing your name below and sending this piece of paper to: Lynne Zoliner, Historic Resources Administrator, P.O. Box 708, Lawrence, KS 66044, or email her at [lzoliner@lawrenceks.org](mailto:lzoliner@lawrenceks.org).

*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Anita Pierce Address: 1724 Mississippi

October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

RECEIVED

NOV 10 2017

City County Planning Office  
Lawrence, Kansas

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Michael J. Rappert Address: 3010 Harvard Rd.  
Eugene M. Rappert Formerly: 1729 Mississippi



October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Alee Phillips Address: 1728 Mississippi, Lawrence KS

66044  
I look forward to the revisions of  
Chpt 22, especially the environs provisions.

October 24, 2017

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*Mabel L. Rice*

Mabel L. Rice  
1655 Mississippi St

RECEIVED

NOV 16 2017

City County Planning Office  
Lawrence, Kansas

Neighbor in support of the Lawrence Register of Historic Places nomination:

Name: Dwight Hatai Address: 1746 Mississippi St.



## **HRC RESOLUTION NO. 2017-09**

### **A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1655 MISSISSIPPI STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.**

**WHEREAS**, Chapter 22, "Conservation of Historic Resources Code," of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

**WHEREAS**, on March 6, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 1655 Mississippi Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

**WHEREAS**, the current owner of record of the subject property supports the nomination;

**WHEREAS**, on September 21, 2017, October 19, 2017, and November 16, 2017, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

**WHEREAS**, at the November 16, 2017 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

### **NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:**

**SECTION 1.** The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

**SECTION 2.** Pursuant to criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 1655 Mississippi Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

**LOTS NUMBER ONE, TWO, AND THREE IN BLOCK THREE IN UNIVERSITY PLACE, AN  
ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

be designated as a Landmark on the Lawrence Register of Historic Places.

**SECTION 3.** The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission this 16<sup>th</sup> day of November, 2017.

**APPROVED:**

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Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

---

Lynne Braddock Zollner  
Historic Resources Administrator

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 9: DR-17-00401**  
**STAFF REPORT**

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**A. SUMMARY**

DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.

**The Certificate of Appropriateness for this project to alter the roof and roof structure with a new roof system was approved by the Historic Resources Commission at their meeting on October 19, 2017, and is not being considered as part of this review.**

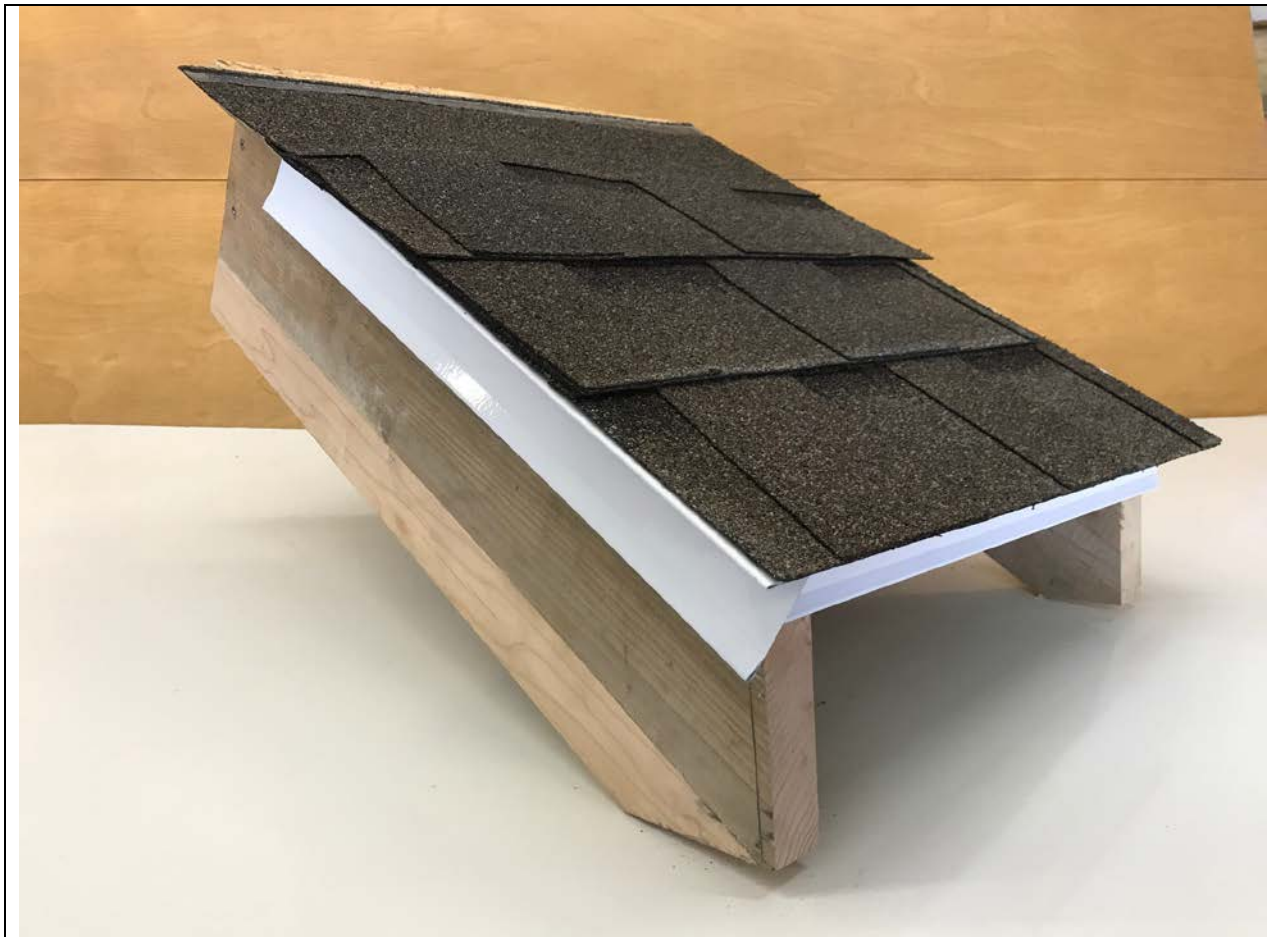
**B. PROJECT DESCRIPTION**

The applicant is proposing to add a new roof system to the listed structure located at 505 Tennessee Street. The new roof system is proposed by the applicant to replace the existing standard decking with asphalt shingle roof that is in need of replacement.



The applicant describes the new system in the original application with photos and the following description:

*The first picture of the mock up shows the roof as it is. The first rafter of the mock-up is 2"x8". This rafter acts as the fascia that faces the street. Placed on the rafters is a 3/4" layer of T&G followed by a 1/2" layer of osb. Total height is 8 1/2". The final picture shows the total build up with trims intact. The actual build up in this model is 3 1/2". (One layer of 1 1/2" rigid foam, One 1 1/2" air/vent space, and one layer of 1/2" osb). So original total width of fascia is 8 1/2" + 3 1/2" build up makes the total proposed fascia 12". More importantly that the total height is that is broken up by two materials: the original wood rafter which is exposed as it is originally, and the second material of the metal rake trim.*



Existing Roof System as Described in Applicant's Application



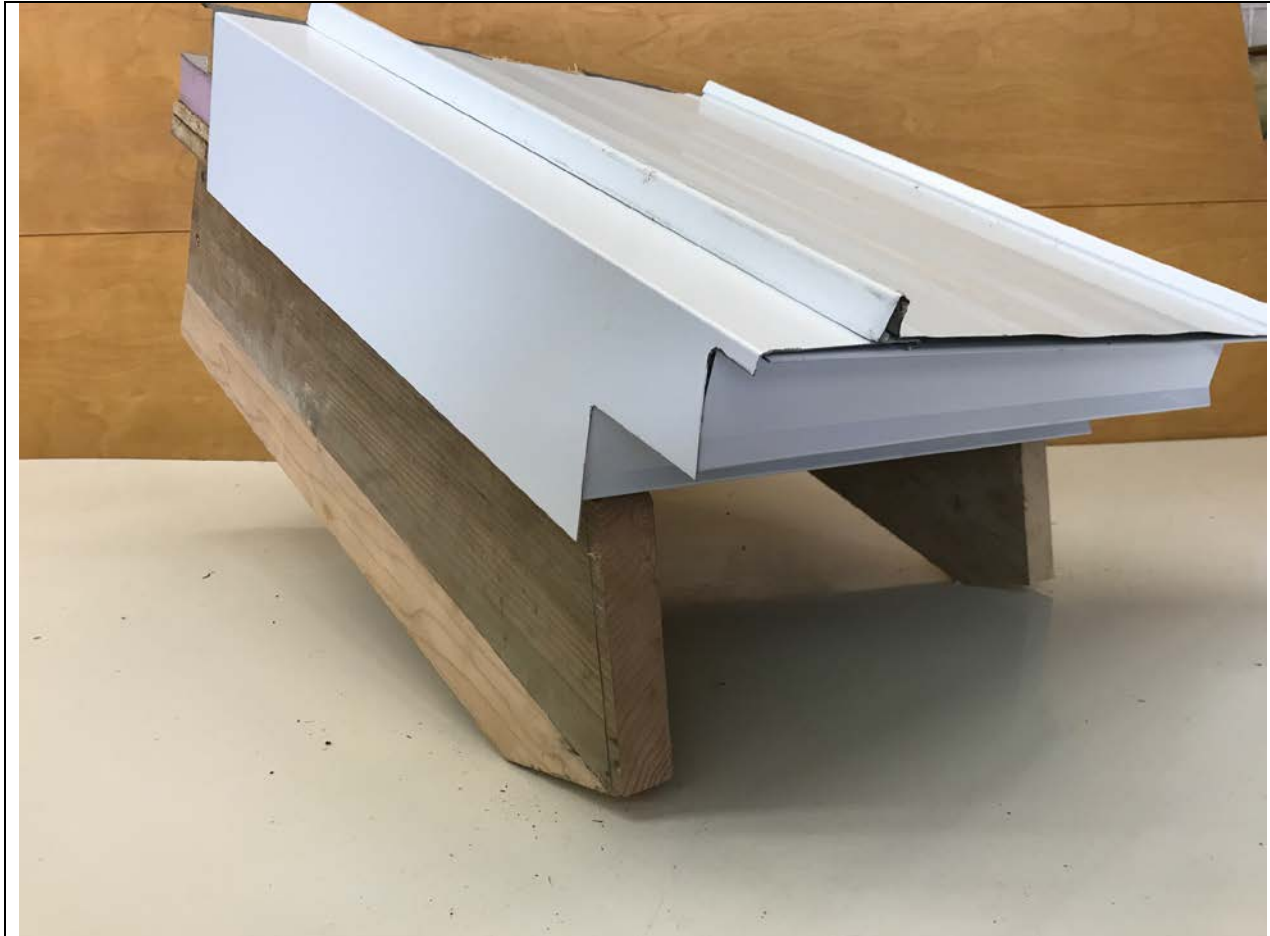
Mock-up with Rafter, Tongue and Groove, OSB and Rigid Foam Insulation





Mock-up with Rafter, Tongue and Groove, OSB, Rigid Foam Insulation, Air Space, and OSB





Mock-up with Rafter, Tongue and Grove, OSB, Rigid Foam Insulation, Air Space, OSB, and Metal Roof with Metal Trim



Mock-up with Rafter, Tongue and Grove, OSB, Rigid Foam Insulation, Air Space, OSB, and Metal Roof with Metal Trim

Additional information was requested by the HRC. The applicant has placed the mockup on the house for staff and the SHPO to review for visual impact. Below are the applicant photos and description of the proposed system as it appears with the mockup in place.

I expect that the [existing] roof has a layer of osb on it, that is common practice for when a roof goes from shake (skip sheathed) to composite. So the build up [for the new roof] from this point is synthetic felt followed by 1 1/2" ridged foam, followed by reflective barrier, followed by 1 1/2" air space with 7/16 osb on top of that. 3 1/2" total build up of materials then the metal tile (and of course the subtraction of the composite)



Mockup as placed on roof: existing shingle roof, rigid foam insulation, 1 ½ wood spacer, OSB, metal shingle (Applicant photo looking down to ground)



Gutter would have to move up on the roof edge.

### C. STANDARDS FOR REVIEW

#### Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship*

*that characterize a historic property shall be preserved.*

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.*

#### **D. STAFF ANALYSIS**

##### **History**

According to the National Register nomination, the structure located at 505 Tennessee Street is the George E. and Elizabeth B. Young Residence. It was built c. 1915 and is identified in the nomination as a two and a half story, front-gable, frame Prairie dwelling. The nomination notes that the property was recorded as unimproved in the 1873 Atlas of Douglas County and that a significant increase in property tax value occurred in 1915 when Elizabeth B. Young was the owner of record. George E. Young and his wife Elizabeth were listed as residing at 505 Tennessee Street in 1915. Douglas County Wood Products was issued a building permit to remodel the house in 1979. On July 19, 1983, Kevin Henry was issued a building permit to remodel the house's attic. It is likely that one of these permits was associated with the dormer additions. The dormer additions appear in the 1991 Old West Lawrence survey of the property and in the photos for the National Register documents.

##### **Project Review**

505 Tennessee Street is listed as a contributing property to the Pinckney I Historic District that was listed in the National Register of Historic Places in 2004.

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details,



interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The roof form and construction of a structure is directly related to the character of a structure and is a character defining element for a historic structure. When structures are constructed, the roof form – construction type, shape, and pitch – help to define the overall visual appearance of the structure. The overall proportions of a structure are directly related to the roof rafter tails, if exposed, soffit, fascia and width of the eave overhang. As a character defining element of a historic structure, alterations to roofs and roof forms should be carefully reviewed and all alternatives considered prior to changing this character defining feature.

The National Park Service has published *Illustrated Guidelines on Sustainability for Rehabilitation Historic Buildings*. The guidelines are not specific to this roof system but do address energy efficiency and sustainability. Below are guidelines for this project.

### **Planning**

Recommended	Not Recommended
Forming an integrated sustainability team when working on a large project that includes a preservation professional to ensure that the character and integrity of the historic building is maintained during any upgrades.	Omitting preservation expertise from a sustainability project team.
Analyzing the condition of inherently-sustainable features of the historic building, such as shutters, storm windows, awnings, porches, vents, roof monitors, skylights, light wells, transoms and naturally-lit corridors, and including them in energy audits and energy modeling, before planning upgrades.	Ignoring inherently-sustainable features of the existing historic building when creating energy models and planning upgrades.
Identifying ways to reduce energy use, such as installing fixtures and appliances that conserve resources, including energy-efficient lighting or energy-efficient lamps in existing light fixtures, low-flow plumbing fixtures, sensors and timers that control water flow, lighting and temperature, before undertaking more invasive treatments that may negatively impact the historic building.	
Prioritizing sustainable improvements, beginning with minimally invasive treatments that are least likely to damage historic building material.	Beginning work with substantive or irreversible treatments without first considering and implementing less invasive measures.



### **Roofs – Cool Roofs and Green Roofs**

Recommended	Not Recommended
Retaining and repairing durable, character-defining historic roofing materials in good condition.	Replacing durable, character-defining historic roofing materials in good condition with a roofing material perceived as more sustainable.
Analyzing whether a cool roof or a green roof is appropriate for the historic building.	
Installing a cool roof or a green roof on a flat-roofed historic building where it will not be visible from the public right of way and will not negatively impact the building's historic character.	Installing a cool roof or a green roof without considering whether it will be highly visible from the public right of way and will negatively impact the building's historic character.

The new roof system is being proposed to add additional insulation to the house to provide a more comfortable living space in the attic of the historic structure that has been altered into a living space. The new system will also provide additional insulation to the whole house that may provide some energy efficiencies. Because the attic space was never intended to be a living space and because of the method of conversion of the space by previous owners, the ability to insulate the space is challenging. The applicant has indicated that they have performed all available interior measures to address this issue.

The applicant has provided an energy audit that shows some of the recent efforts by Cromwell Environmental to achieve greater energy efficiency for the structure. The audit, while mentioning the desire of the owner for a new roof system, does not address the system in the report that was provided to staff. The recent energy improvements included: air sealing, duct sealing, and some insulation (see attached report summary). The report was completed in October of 2016 and indicates that a 21% air leakage reduction was achieved. The audit does not mention if a preservation consultant was used in the preparation of the audit and following work. The audit nor the applicant has provided information about the comfort temperature averages over time that have precipitated the proposed project request of the new roof system.

When making a significant alteration to a historic structure for energy efficiency, it is recommended to provide significant analysis whether a system is appropriate for the historic building. Staff is of the opinion the applicant has not provided sufficient information for this building to significantly alter the structure in this way. With additional analysis from preservationists that work with energy solutions, there may be alternatives to the proposed project or the evidence may provide that this system would be an acceptable alternative. A test area or a test on an accessory structure could provide information over time and/or this information may exist. Staff has researched this type of information and has not been able to find evidence at this time to show that there will be no harm to the historic structure with this application. The applicant has not provided evidence that this solution is the only solution to achieve additional climate comfort in this space nor is there information to show that there will be no harm to the existing structure over time with this application.

The photographic information provided by the applicant and the written information provided by the applicant state that there will be minimal visual effect to the historic structure. The mockup on the structure shows that there will be a visible change to the proportions of the parts of the roof in relationship to the overall roof and the structure. Similar to furring out walls on the interior of listed properties that cause displacement of molding, and the addition of new exterior siding that causes changes to the relationship of window surrounds to the plane of the siding, the overall change will be noticeable. While a small portion shown by the mockup visualizes the change in the fascia, the reality will be a greater overall change in the proportion of the fascia to the structure as it reaches the roof peak. The change in the fascia size will also change the proportion of the roof relationship on the eaves of the structure. While the gutters will hide some of this change, they will also accent the change by being smaller than the fascia thus making the fascia proportion even more noticeably out of proportion with the rest of the architectural elements of the structure, including the roof overhangs on the bay projection and the porch.

The new system, while leaving the existing rafters, creates a system that is not a historic system for the structure. It is unknown at this time if the new system will cause harm to this specific type of structure. It is also unknown if this is the only way to achieve the comfort level the applicant desires or if this comfort level is realistic for this historic structure. Feasible and perhaps more prudent alternatives may be to hire a preservation consultant to address other options such as additional insulation in the roof, floor, walls, windows, changes to heating and cooling systems (ductless heating and cooling units that are separate from the primary house system), circulation fans, etc. These options are not wholesale removal of a character defining element and will not alter the proportions of the structure visually.

In addition to the new system, the applicant proposed a new metal roof that cannot be historically substantiated by physical or photographic evidence. This is not a recommended treatment for listed properties. Again, while metal roofs exist in the area, without evidence that substantiates the use of metal on this structure, metal would not be appropriate, as most structures of this type in Lawrence would not have had metal roofs. However, recent changes in metal roof systems including metal shingles have provided new alternatives for compatible metal roofs for historic structures. Metal shingles now exist that do not replicate historic metal roofs to give a false sense of history but rather give a similar appearance of an asphalt shingle roof. Because asphalt shingle roofs are considered a compatible replacement material, these new shingles are also considered a compatible material if the metal shingle is the correct size, scale, and color.

### **State Law Review**

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources.

Standards 2, 6, and 9 apply to this project.

Based on the analysis above, staff is of the opinion the project does not meet these standards. Specifically:

*2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*

The roof form is a feature that characterizes this property and will be altered by the new roof system. The new system will change the proportions of the overall structure by adding to the size of the fascia. As this change is carried throughout the edge of the roof, it will alter the proportional expression of the roof as it relates to the other areas of the structure including, but not limited to, the porch and bay projection roofs.

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

If the roof, a character defining feature of the structure, is deteriorated and requires replacement, it should match the visual qualities of the original roof. The change to the fascia will create a change in the visual qualities of the roof.

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed new roof system is not differentiated from the old and the new fascia created by the new system creates a proportion that is not in size and scale with the architectural features of the historic structure.

It is possible that Standard 7 applies to this project because there is not sufficient information to show that this system will not harm the structural or construction type integrity of the structure.

Staff is of the opinion based on the above project review that the project proposed by the applicant does not meet the Secretary of the Interior's Standards with the exception of the installation of the metal shingle roof sheathing if the appropriate shingle is procured.

The addition of the entire roof system is complicated due to the type of request. Due to the complicated nature of this project, staff has requested technical advice from the State Historic Preservation Office (SHPO) in accordance with the city's agreement with the SHPO to conduct state law reviews on behalf of the SHPO. SHPO staff reviewed the mockup provided by the applicant. After significant deliberation on site and additional research, SHPO staff determined that the project does not meet the Secretary of the Interior's Standards.

The Secretary of the Interior guidelines for sustainability recommend sufficient documentation prior

to alterations to historic structures. The standards strive to balance the uniqueness of historic structures and the growing need for new technologies for more sustainable and energy efficient buildings. The balance is to recognize that not all new technologies are appropriate for historic structures. Staff is of the opinion that there are options available to make the converted attic space more comfortable and energy efficient without the alteration of the entire roof system. Feasible and prudent alternatives exist, and they should be utilized rather than wholesale roof alteration. All possible planning has not been done to protect this historic resource.

## **E. STAFF RECOMMENDATION**

### **State Law Review**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission **deny** the proposed project for the new roof system and make the determination that the proposed project for the new roof system will damage or destroy the historic property included in the National Register of Historic Places and the State Register of Historic Places (Register of Historic Kansas Places). Specifically the project for the new roof system does not meet Standards 2, 6, and 9.

Staff also recommends the applicant work with staff to determine an appropriate metal shingle for a new conventional roof to be reviewed and approved administratively.



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required  
Planner \_\_\_\_\_  
Date \_\_\_\_\_  
Date Received \_\_\_\_\_

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

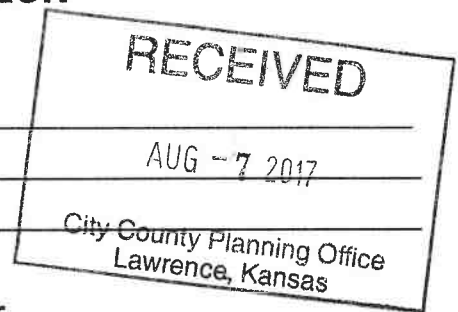
Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

**DESIGN REVIEW APPLICATION**

**PROPERTY INFORMATION**

Address of Property 505 TENNESSEE

Legal Description (may be attached) \_\_\_\_\_



**OWNER INFORMATION**

Name(s) ROB BECK AND AMY PETTLE

Contact ROB BECK

Address 505 TENNESSEE

City LAURENCE

State KS ZIP 66044

Phone (785) 393.4009

Fax (\_\_\_\_)

E-mail r.beck@mac.com

Cell Phone (785) 393.4009

**APPLICANT/AGENT INFORMATION**

Contact MATT JONES : ERIC JAY

Company STRUCT/RESTRUCT, LLC

Address 1140 HASKELL AVE.

City LAURENCE

State KS ZIP 66044

Phone (\_\_\_\_)

Fax (\_\_\_\_)

E-mail matt@structrestruct.com

Cell Phone (785) 331.6478

Existing Zoning <u>RS-5</u>	Existing Land Use <u>RESIDENTIAL</u>	Proposed Land Use <u>RESIDENTIAL</u>	# of Buildings <u>2</u>
Total site area <u>.133 acres</u>	Existing Building Footprint <u>NOT CHARACTERIZED</u>	Proposed Building Footprint <u>NOT CHARACTERIZED</u>	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage		

**Are you also submitting any of the following applications?**

<input checked="" type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> State or Federal Tax Credit Application	Other (specify)	

Property

Address: 505 TRAXI-

**Detailed Description of Proposed Project:**

(Attach additional sheets if necessary)

MODIFY EXISTING ROOF DORMERS AND REPLACE  
EXISTING ROOF WITH NEW BUILT UP INSULATED  
ROOF AND CHANGE ROOF MATERIAL.

**Reason for Request:**

(Attach additional sheets if necessary)

SO THE HOUSE CAN GET A NEW, MORE ENERGY  
EFFICIENT ROOF.



**Architect/Engineer/Contractor Information:** Please provide name and phone number of any persons associated with the project.

Contact MATT JONES  
Company STRUCT/RESTRUCT, LLC  
Address 1146 HASKELL AVE  
City LAURENCE State KS ZIP 66044  
Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_  
E-mail matt@structrestruct.com Cell (785) 331. 6478

**REQUIRED ATTACHMENTS:**

- ☒ Photographs of existing structure and site
- ☐ Scaled or dimensioned site plan with a graphic/bar scale
- ☐ Scaled elevation drawings with a graphic/bar scale
- ☐ Scaled or dimensioned floor plans with a graphic/bar scale
- ☒ Materials list
- ☒ Digital copy of application materials

**ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT**

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s):  Date 08.07.17

\_\_\_\_\_  
Date \_\_\_\_\_

\_\_\_\_\_  
Date \_\_\_\_\_

**Note: If signing by agent submit Owner Authorization Form**



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

**OWNER AUTHORIZATION**

I/WE ROBERT A. BECK, Amy M. POTTLE hereby referred to as the "Undersigned", being of lawful age, do hereby on this 2 day of August, 2017, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Struct/restruct, LLC (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 505 TENNESSEE ST, LAWRENCE KS (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Robert A. Beck  
Owner

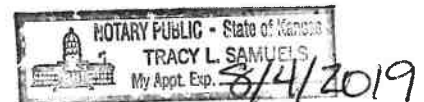
Amy M. Pottle  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 2<sup>nd</sup> day of August, 2017  
by Robert A Beck & Amy M. Pottle

My Commission Expires: 8/4/2019

Tracy L. Samuels  
Notary Public



## Roof Project for 505 Tennessee

*10am meeting on Tuesday, August 8<sup>th</sup>*

We are hoping to greatly increase the comfort in our attic living space. At some point in the last 30 years or so, the attic was remodeled with dormers added to increase the space. Unfortunately this remodel was not done appropriately, so it causes cooling problems during the summer. As there is now little insulation on the roof and dark asphalt shingles, the temperatures in the attic on some summer days is so great that we've had to abandon the attic space for days at a time. In addition to making the attic hard to cool on summer days, it causes our second story where we sleep to heat up making this floor also difficult to cool.

A previous owner insulated the attic ceiling. In the fall of 2016, after a home energy efficiency audit by Cromwell, we insulated the knee walls as much as possible, but this has not solved our cooling problem.

The asphalt shingles are about ready to be replaced, and we would like to redo the roof in a way that maximizes the comfort in our home and provides the longest lasting roof that still preserves the overall beautiful appearance of our 1900s foursquare home.

To minimize the heat transfer from the roof into the attic and the knee walls, we'd like to make the new roof a ventilated/insulated roof. We can insulate the roof to modern standards using rigid foam against the roof deck, with a radiant barrier on top of the foam facing outwards, and then having a small airspace for superheated air to escape through a vent at the top of the roofline. On the exterior layer of the roof, we'd like to have a material with superior longevity, as well as one that would expel as much heat as possible. We have chosen metal as the material with these characteristics. If the roof has proper above-sheathing ventilation and a radiant barrier, then the roofing material doesn't need to be particularly light colored to get the heat expelling benefits. Otherwise to get a true "cool roof," the color of the metal should be plain or white. While a standing seam metal roof would be our first choice, we have identified several brands of metal shingles as alternatives.

Here is a video of how this can be done:

<https://www.protradecraft.com/exterior-roof-insulation-retrofit-vented-roof>

Here are articles on the technique:

<https://www.danperkinsroof.com/venting-and-insulation/>

<http://www.houstoncoolmetalroofs.com/cool-roof-information/cool-roof-design-texas/>

Here is an article on putting a ventilated/insulated roof on the Shaw Family home in Steuben, Maine:

<http://www.roofingcontractor.com/articles/84814-architectural-integrity-while-reroofing-a-historic-200-year-old-home>.

The extra material/insulation on top of the roof deck can be discretely hidden; from the outside, it would be very difficult distinguish this insulated and ventilated roof from a standard roof.

I have found a few examples of both steel standing seam and metal shingles on homes similar to ours in the Old West Lawrence Historic district and I have included them in this packet.

Additionally, we would like to fix the dormers. These were given flat roofs instead of pitched roofs as would be more fitting with the overall roofline. As well, the engineer has suggested this fix to the dormers would add strength to the new roof. I question if the flat roof was done due to cheapness and ease rather than an attempt to preserve the look of the house. I have included pictures of houses like ours with pitched roof dormers in Old West Lawrence.

Examples of insulated ventilated metal roofs with shingles and standing seam, demonstrating that the roof build up is not significant.

<https://www.danperkinsroof.com/metal-shingles/>

<https://www.danperkinsroof.com/standing-seam-metal-roofing/>

1) Our first choice would be a standing seam metal roof.

Standing seam metal roof from local provider:

[http://www.metalpanelsinc.com/2011\\_standingseam\\_colors\\_blk.html](http://www.metalpanelsinc.com/2011_standingseam_colors_blk.html)

In Zinc Cote or Cityscape colors

2) If standing seam were not allowed then would suggest the following options in metal shingles:

Metal Shingle Companies and products

[http://www.berridge.com/products\\_2/berridge-metal-shingles/berridge-rustic-shake-metal-shingles/](http://www.berridge.com/products_2/berridge-metal-shingles/berridge-rustic-shake-metal-shingles/)

Rustic metal shingle in color of Zinc Cote or Cityscape

<http://www.matterhornmetalroofing.com/matterhorn-shake/>

Shorewood

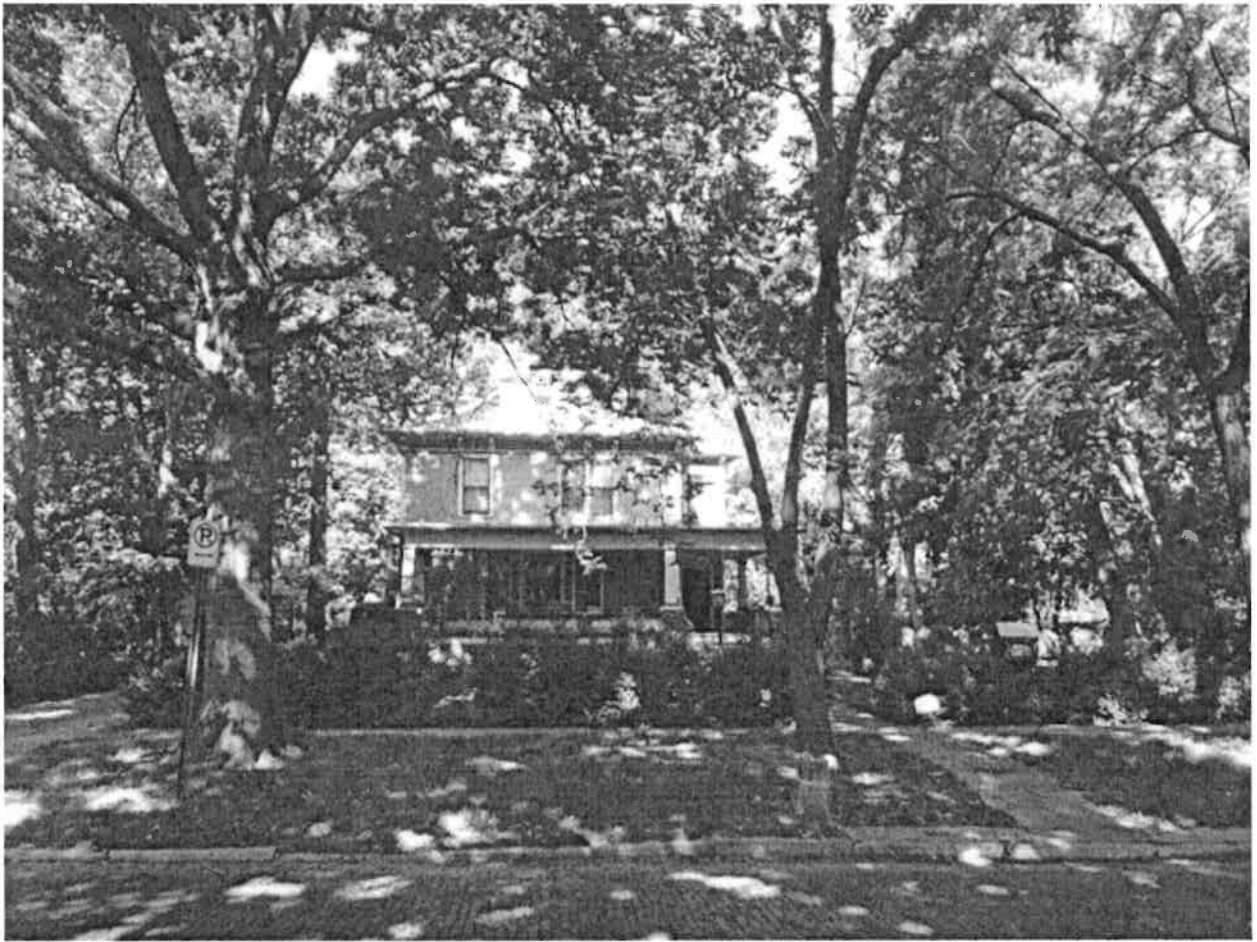
<https://www.classicmetalroofingsystems.com/product-info/styles/>

Oxford shingle—shake grey or buckskin

<http://www.metalroofnet.com/gallery/copper-shake>

Copper shake shingle

Examples of metal roofs in Old West Lawrence.



733 Mississippi: Standing seam on similar house.



700 Mississippi: Standing seam roof on house like ours.





641 Louisiana: Copper shingles



631 Ohio: Older (original?) metal shingles.

Examples of pitched roof dormers in Old West Lawrence



700 Indiana: Built-up dormer like we are looking for. Same style house as ours.



729 Ohio: Pitched roof dormer.

Examples of insulated and ventilated standing seam and shingle metal roofs



Metal shingle home with insulated ventilated roof





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## Other Resources

Radiant barrier under metal

<http://www.ecofoil.com/Applications/Metal-Roof-Insulation>

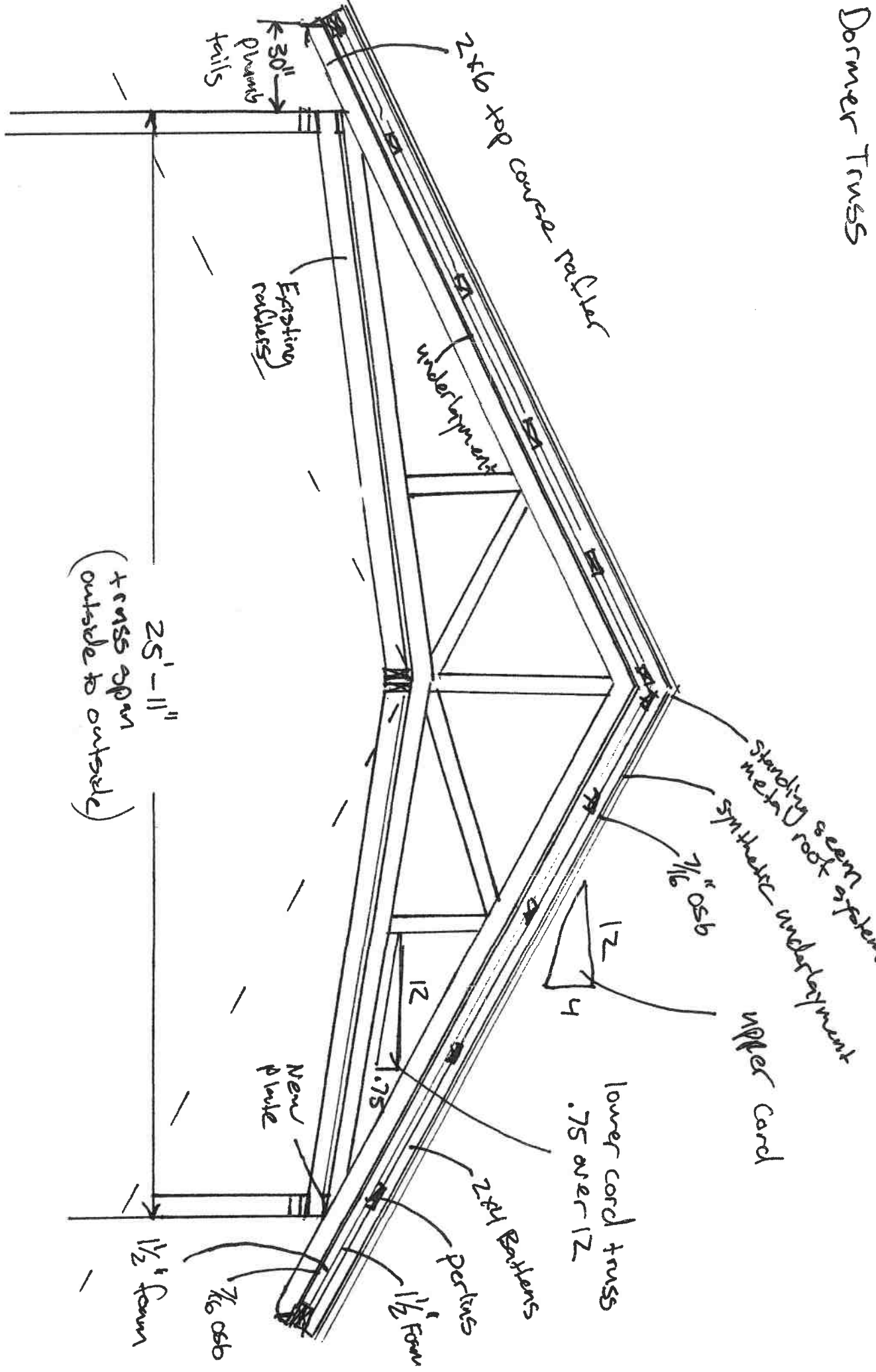
<http://www.insulation4less.com/Insulation4lessTechnicalArticles-321-Metal-Roof-Insulation---High-R-Vapor-and-Radiant-Barrier.aspx>

Similar house to ours with metal shingle application to an HRC in Maryland

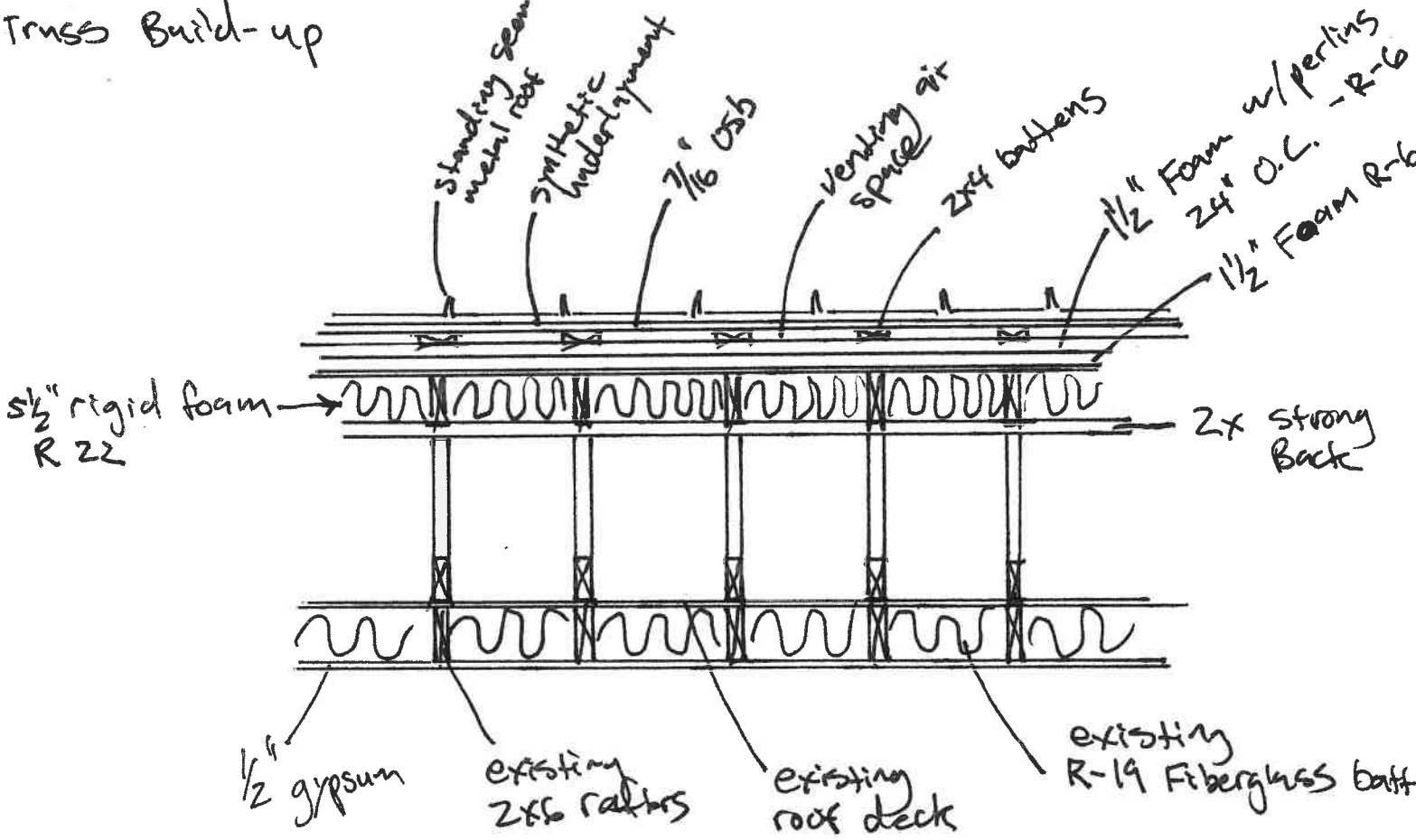
<http://www.rockvillemd.gov/DocumentCenter/View/11857>

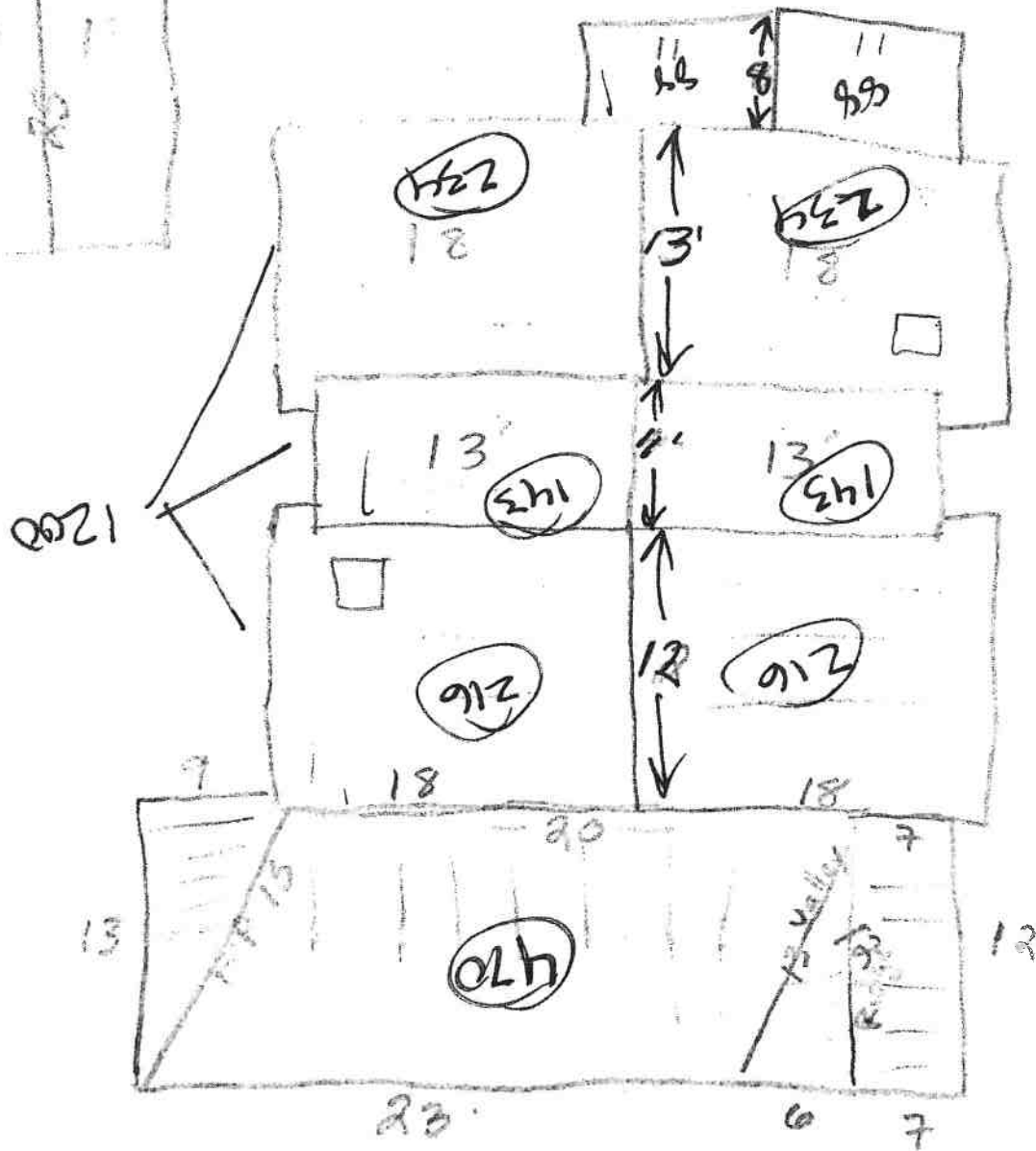
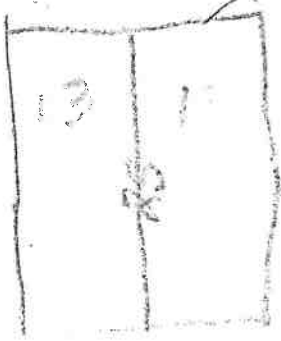


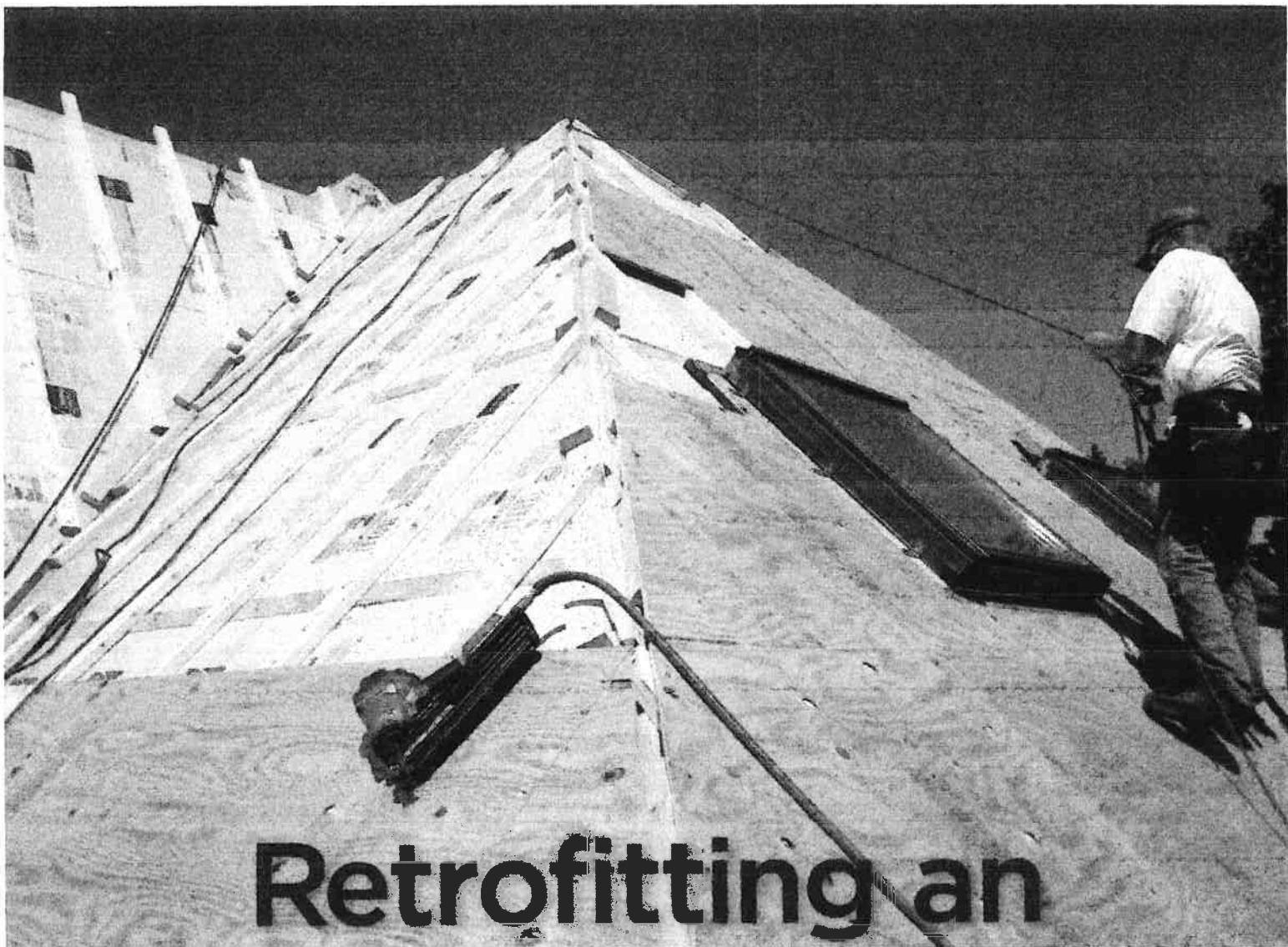
# Dormer Truss



Truss Build-up







# Retrofitting an Insulated Cold Roof

**A**s a metal-roofing contractor in the Upper Peninsula of Michigan, I am frequently asked to fix “roof leaks” that have less to do with roofing than with the way poorly insulated houses lose heat. For example, warm, moist air from inside a house may escape into the attic and condense on the underside of the roof sheathing; when the homeowners see water stains on the ceiling of the room below, they assume there’s a roof leak.

But by far the most common problem is ice damming, which occurs when heat from the attic melts the snow on the roof. The snowmelt runs down the roof beneath the accumulated snow, refreezes

Installing insulation and ventilation under a new roof can solve heat-loss problems and prevent ice dams

---

by Dan Perkins

when it hits the cold air at the eaves, and blocks the flow — causing an ice buildup and, often, a leak.

Ice dams happen for a number of reasons, but mostly they involve insufficient insulation or poor roof venting. We see ice dams all the time on the older capes in this area, which have second-story sloped ceilings underneath 2x4 or 2x6 rafters. Typically, the rafter bays are stuffed full of batt insulation, but this means the roof is only insulated to R-11 or R-19 — not R-38, like it should be. And with no vent channel to allow outside air to keep the inside surface of the roof cold, the snow on the roof quickly begins to melt.



## Retrofitting an Insulated Cold Roof

Another common problem is that the attic insulation is thin or compressed where narrow rafters land on exterior walls. This creates another spot where interior heat can easily bleed through to the roof, melting the snow at the eaves. The wider rafters on newer homes don't necessarily guarantee good ventilation in sloped ceilings: Even if the bays are deep enough, skylights, hips, and dormers can block the flow of air.

While it's possible to fix these problems from inside, we've found it's often cheaper and easier to deal with them from the exterior while reroofing the house. Our company installs about 30 roofs per year; for two-thirds of them, we create an insulated, ventilated cold roof on top of the existing sheathing.

Our system contains one or more layers of rigid insulation, wood or metal edge trims, perforated metal vents at eaves and ridge, and a new layer of sheathing held off the insulation by 2x4s (see illustration, page 3). The 1½-inch air channel

created by the 2x4s provides sufficient ventilation above the insulation to maintain a cold roof surface and prevent ice damming. The insulation creates a thermal break and increases the R-value of the roof assembly. In cases where the roof or attic was not well insulated or ventilated to begin with, we always add enough rigid foam to turn the area below into conditioned space. We can then close off or remove the existing roof vents, secure in the knowledge that the underside of the existing roof sheathing will never drop below the dew point.

### Initial Work

On a typical job, we remove the existing roof, then cover the sheathing with a synthetic roof underlayment like Titanium UDL-30 (800/567-9727, [interwrap.com](http://interwrap.com)) or RoofTopGuard II (706/232-3027, [rooftopguard.com](http://rooftopguard.com)). The underlayment isn't strictly necessary, but we install it to protect the house while we're doing the work. On jobs where we know for sure there will

be time to do the entire buildup and dry in the roof by the end of the day, we'll skip this layer of underlayment.

**Plumbing stacks.** In our region, snow can accumulate on a metal roof and creep like a glacier, which can damage plumbing stacks that are close to the eaves. To avoid this, we reroute the stacks so they penetrate closer to the ridge.

### Insulation

Next, we install a 2x4 nailing plate around the perimeter of the roof — a single 2x4 thickness for 1½ inches of insulation and two 2x4s for 3 inches of insulation. After that we cover the area inside the nailers with 4x8 sheets of 1½-inch extruded polystyrene (XPS) rigid foam, securing them to the existing roof sheathing with cap nails.

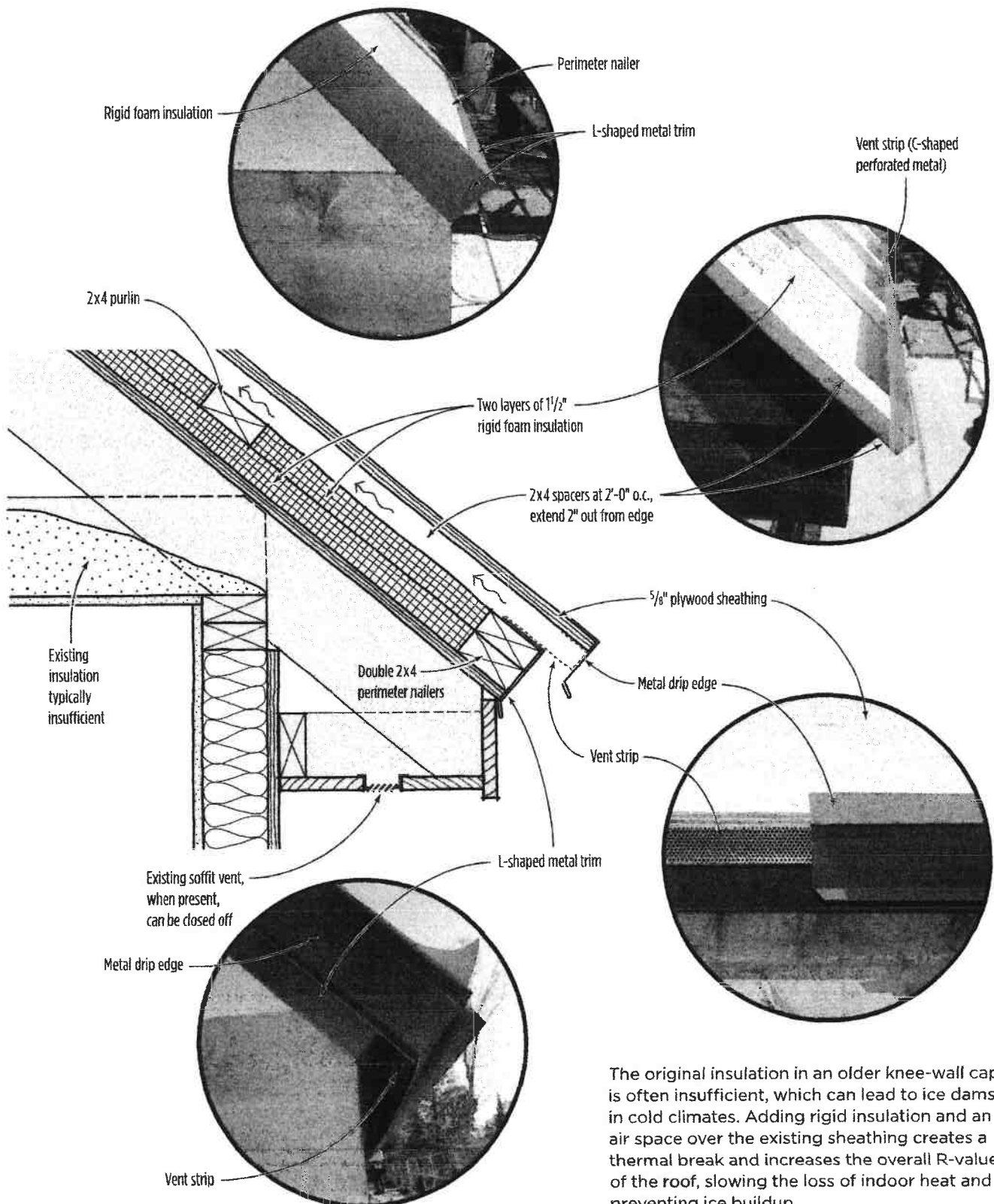
When there are two layers of insulation, we alternate the 4x8 sheets with 2x4s on the flat all the way up to the ridge (see Figure 1). This second layer of rigid foam is fastened to the first layer with cap nails, and the horizontal 2x4 "purlins"



**Figure 1.** After installing a double 2x4 nailer around the perimeter of the roof, the crew fills in the field with a layer of 1½-inch rigid foam (above). A second layer is installed over the first, with 2x4 purlins between each row to provide nailing for the spacers to follow (right).



# Built-Up Ventilated Roof Details



The original insulation in an older knee-wall cape is often insufficient, which can lead to ice dams in cold climates. Adding rigid insulation and an air space over the existing sheathing creates a thermal break and increases the overall R-value of the roof, slowing the loss of indoor heat and preventing ice buildup.

## Retrofitting an Insulated Cold Roof

are secured with long Torx-head screws (800/263-0463, grkfasteners.com).

The purlins provide nailing for the 2x4s that will create the vent space. Although they do interrupt the double insulation layer, we prefer to use them because it's faster and easier to nail the spacers to purlins than to fasten them to rafters with 8- to 10-inch-long screws.

If the roof is getting only a single layer of foam, we may skip the 2x4 purlins and fasten the spacers by screwing all the way through to the rafters. At about R-5 per inch for XPS — more if we use polyisocyanurate — a 3-inch layer of rigid insulation adds R-15 to the building.

**Edge trim.** We cover the edge of the perimeter nailer with an L-shaped metal

trim, which we prefabricate in our shop on a heavy stationary brake. We use 24-gauge Galvalume steel with a Kynar paint coating, to match the new roof.

The insulation trim looks best when it's installed over a single 2x4 nailer; with a double nailer, it can look too wide, depending on the other fascia details. In that case, we may use a piece of flat wood trim instead of the metal.

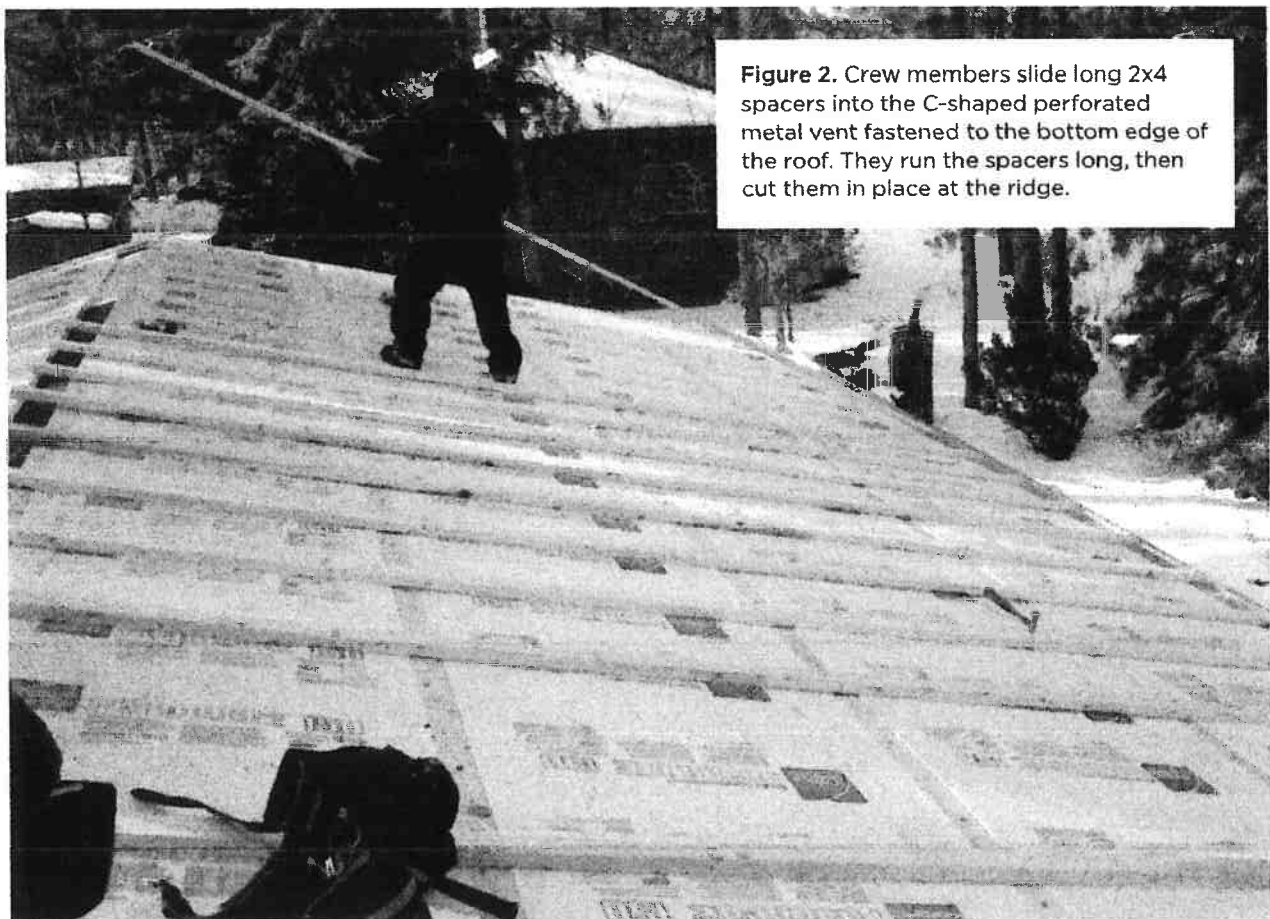
### Vent Space

The ventilation strip along the eaves is formed from perforated metal — 20-gauge Galvalume with  $\frac{1}{8}$ -inch holes drilled on a  $\frac{3}{32}$ -inch stagger that we buy from Direct Metals (800/711-4939, directmetals.com) or McNichols Co. (800/237-3820, mcnich

ols.com). We bend it into a C-channel that will accept flat 2x4s — the ends of the ventilation spacers that run up the roof slope.

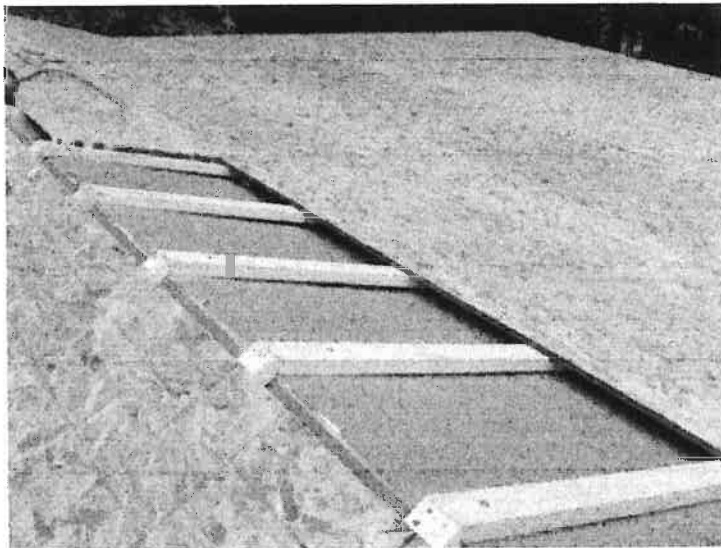
To ensure a straight edge, we nail the vent strip to a snapped line. The perforated metal projects 2 inches beyond the edge of the roof; when its top and edge are covered with roofing material, this leaves a 2-inch vent space along the bottom.

We install the 2x4 spacers 2 feet on-center, tucking the bottom ends into the vent strip and running them up the slope to the ridge on top of the insulation and edge nailers (Figure 2). We run the spacers long at the top, then snap a line at the ridge and cut them to length in place. If the roof has sagged, we can flatten it by shimming under the spacers.



**Figure 2.** Crew members slide long 2x4 spacers into the C-shaped perforated metal vent fastened to the bottom edge of the roof. They run the spacers long, then cut them in place at the ridge.

## Retrofitting an Insulated Cold Roof

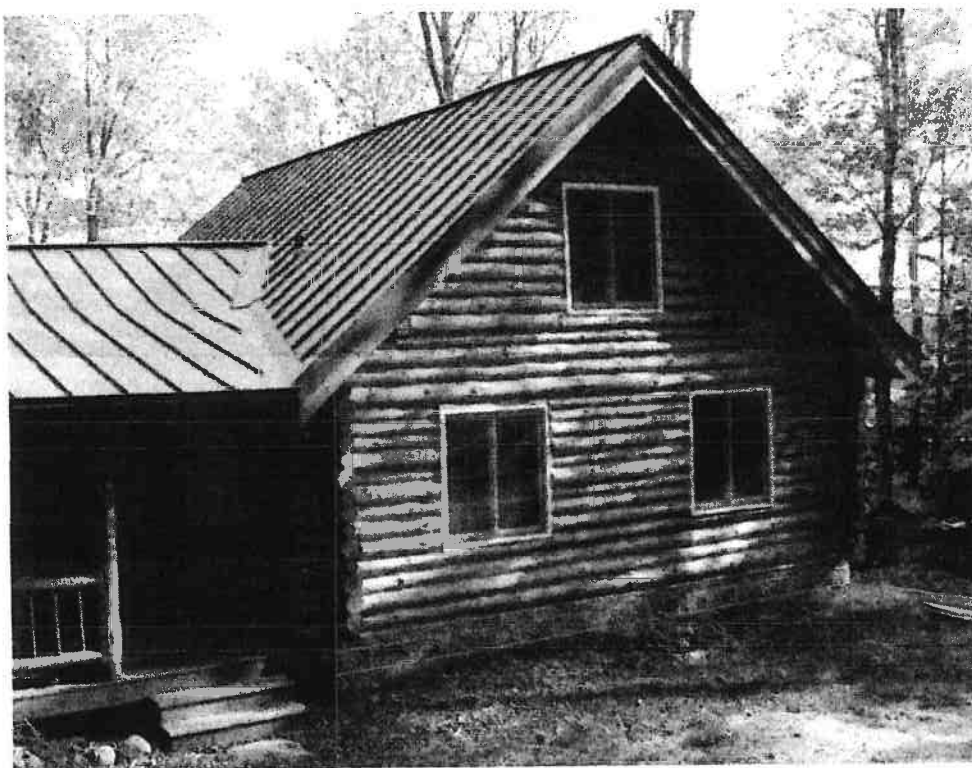


**Figure 3.** The roof sheathing is fastened to the 2x4 spacers, creating a 1½-inch vent channel above the rigid foam insulation (left). The sheathing stops short of the peak to allow airflow through the ridge vent (above).

**Sheathing.** We nail the spacers to the purlins or — on roofs with a single layer of rigid foam — secure them to the rafters or decking below with screws. We then sheathe the new roof surface with 5/8-inch CDX plywood, stopping it short of the ridge so that the roof can vent to a ridge cap (Figure 3).

When the sheathing is complete we install a custom-bent metal drip edge — an L-shaped piece with a hem on the exposed edge. The vertical leg is 3 inches long, which covers the sheathing and the outer edge of the vent strip and leaves a reveal that helps conceal the bottom of the perforated vent.

At this point we're ready to put down underlayment and then roof. We always install standing-seam metal (Figure 4), but there's no reason composition shingles or some other roofing couldn't be installed over this buildup.



**Figure 4.** A standing-seam metal roof completes the job. The vent strip is inconspicuous.

*Dan Perkins owns Dan Perkins Construction in Ishpeming, Mich.*



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WWW.STRUCTRESTRUCT.COM

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LAWRENCE, KS 66044

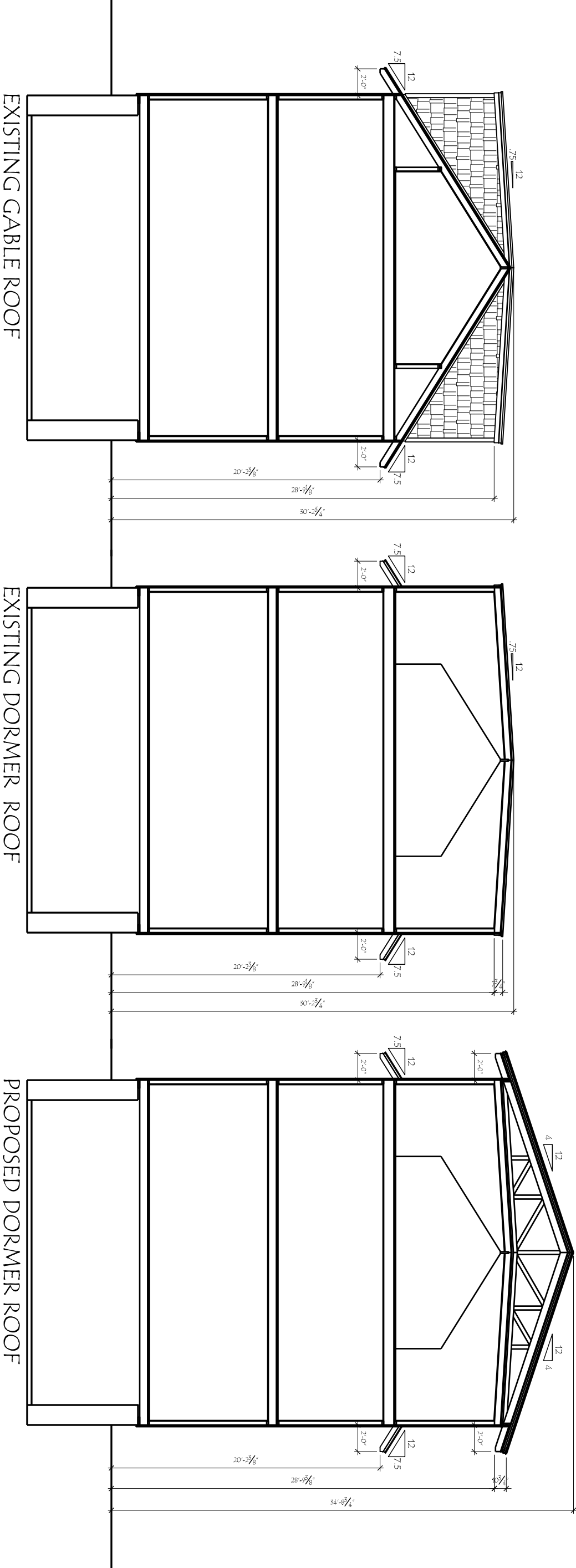
REV.	DATE	DESCRIPTION

ISSUE DATE: 08.19.17  
PROJECT NAME: BECK  
DRAWN BY: EJ

HRC SET

SECTIONS

A4.1



SECTIONS

0 2 4 8 16 32 64

SCALE: 1/8" = 1'-0"





# Cromwell

## ENVIRONMENTAL

615 Vermont Street, Lawrence, KS 66044 • 785-749-6020 • Fax 785-749-1330 • CromwellEnv.com

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## Home Performance Improvements Final Evaluation

Property Address:  
505 Tennessee Street  
Lawrence, Kansas 66044



Project # 16-00772

Prepared for:  
Robert Beck

October 18, 2016



## Introduction

On June 16, 2016 Cromwell Environmental conducted an energy audit at 505 Tennessee Street Lawrence Kansas, 66044, a number of observations and recommendations for improvements were made at that time. The property is a two story home on an unfinished limestone foundation basement built in approximately 1920. The home is heated with a 92% efficient natural gas furnace, and cooled with a 10 seer air conditioner, in conjunction with a Mitsubishi ductless mini split. Water is heated with a 40-gallon natural gas water heater. At the time of the audit, the home owner expressed interest in increasing the passive resiliency of the home, and expressed concerns with the lack of necessary ventilation in the knee wall attic spaces. Interest was also expressed in upgrading the current roof structure to a ventilated metal roof.

Cromwell Environmental was retained by the homeowner to complete recommended home performance and weatherization improvements at the property located at 505 Tennessee St, Lawrence, KS 66044.

The following scope of work reached completion on October 6, 2016.

### Scope of Work Completed

#### **Air Sealing** - (Utilizing properly trained, insured, and protected personnel)

- Air seal accessible penetrations and chases, with spray foam and/or caulking.
- Air seal and insulate attic access points with weather stripping and foam board.
- Add locks to windows in the second story sun porch.
- Seal the bottom edge of the siding perimeter with paintable caulking and backer rod.
- Use the blower door and thermal camera (if possible) to ensure successful air sealing.

#### **Duct Sealing** - (Utilizing properly trained, insured, and protected personnel)

- Using duct mastic and tape when necessary, seal the accessible duct work connections.

#### **Insulation** - (Utilizing properly trained, insured, and protected personnel)

- Insulate the knee walls and roofline cavities with foam board and/or spray foam to their full depth, and finish with 1" of continuous foam board
- Insulate and air seal the cantilever floor cavities with foam board to their full depth, finish with 1" of continuous foam board and wood sheathing.

**Retesting of the air infiltration rate after the above work was completed indicated that a 21% air leakage reduction was achieved.**

Cromwell Environmental would like to take this opportunity to thank you for choosing our professional services.

In the future, please let us know if we can do anything to consult or assist with any potential energy or environmental issues.

Again, it was our pleasure doing business with you.

Submitted by,

**Berrigan Willmott**  
BPI Certified Energy Auditor  
Resnet Certified HERS Rater  
(785) 749-6020 x1014

CromwellEnv.com  
CromwellSolar.com  
<http://www.resnet.us/>

## Results & Photo Documentation

### Blower Door Results

#### 21% Reduction in Total Air Leakage



Original Blower Door Number	3475	Original Air Exchange/Hour	.82
Post Blower Door Number	2750	Post Air Exchange/Hour	.65

### Air Sealing



**Left** –The framing of every basement window has been sealed to the bottom plate, and to the foundation wall, with white latex caulking.

**Right** –The bottom siding seam has been sealed with clear latex caulking, around the entire exterior perimeter of the house.



**Left** – Foam board has been glued against the back side of each attic access point.

**Middle** – Weather stripping has been added to the trim of every attic access point

**Right** – All attic access pointz have been screwed shut to create an effective air barrier.

## Insulation



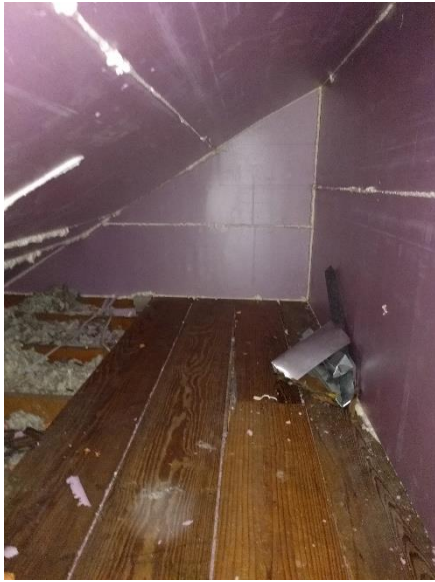
**Left** – Foam board has been installed inside the joist cavities of this cantilever floor, and covered with a 1” layer of continious foam board.

**Right** – The foam board is covered and protected by plywood, which has been sealed into place with caulking and/or spray foam.



**In the photos above:** The preexisting fiberglass insulation was removed, the attic was cleaned and prepared for foam board installation.





**All Photos** – Foam board insulation has now been installed and sealed inside of every cavity. The insulation was then sealed into place with spray foam.



## Duct Sealing



**All Photos:** Accessible joints throughout the duct work have been sealed, including penetrations into the ductwork and locations where the duct work makes contact with the floor.

## Lynne Zollner

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**From:** Matt Jones <matt@structrestruct.com>  
**Sent:** Tuesday, October 24, 2017 11:13 AM  
**To:** Lynne Zollner  
**Cc:** Robert.Beck@LMH.ORG  
**Subject:** Fwd: 505 Tennessee St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Here is the most pertinent email from the engineer.

===== Forwarded message =====  
From : Caleb Johnson <caleb@apex-engineers.com>  
To : "Matt Jones" <matt@structrestruct.com>  
Cc : "Mike Brunin" <mike@apex-engineers.com>  
Date : Tue, 06 Jun 2017 09:45:57 -0500  
Subject : 505 Tennessee St  
===== Forwarded message =====

Matt,

After having a chance to dig into the rafters for 505 Tennessee St we would recommend the following:

- The existing 2x6 rafters at 24" oc for the main roof do not need any reinforcement.
- The existing 2x4 rafters at 24" oc for the lower addition roof do not need any reinforcement.
- The existing 2x6 rafters for the dormers were assumed to be at 24" oc . This spacing will need to be verified. In order for the existing joists to calc out with the additional weight the spacing of these joists will need to be decreased to 12" oc. Alternatively, you will need to have an additional #2-2x6 rafter @ 24" oc sistered on to each existing rafters with min (2) 16d nails per ft.

We would like to note that we would recommend that the existing asphalt shingles be removed for the entire roof before the new metal roofing is added. We would also like to note that because the interior bearing walls do not stack down to the foundation there is a possibility of sheetrock cracks in the future caused by the floor joists sagging due to the additional weight. Any of these sheetrock cracks would be cosmetic in nature, and not a direct structural concern, but we wanted to mention the possibility regardless.

Let us know if you have any questions or if you need anything else from us on this one.

Thanks,



CALEB W. JOHNSON

PROJECT ENGINEER

APEX ENGINEERS, INC.

Denver, CO || Kansas City, MO || Lawrence, KS

Ph: 785.337.3222 || [www.apex-engineers.com](http://www.apex-engineers.com)























KSR&C# 17-10-038  
November 16, 2017

Lynne Zollner  
City of Lawrence  
Via Email

Re: Roof and Dormer Modifications to 505 Tennessee, Lawrence – Douglas County

The Kansas State Historic Preservation Office (SHPO) has reviewed the staff report received on November 10, 2017 regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the SHPO be given the opportunity to comment on proposed projects affecting historic properties or districts. Properties listed in the National Register of Historic Places and/or the Register of Kansas Places are subject to review.

The SHPO is charged with determining whether or not projects will “damage or destroy” historic resources. The proposed modifications will significantly alter the existing roof system, a character-defining feature of 505 Tennessee. The SHPO reviews projects using the Secretary of the Interior’s *Standards for Rehabilitation*. After reviewing the project proposal, staff of the SHPO concur that the proposed roof system does not meet Standards 2, 6, and 9 and therefore would damage 505 Tennessee, a contributing resource to the Pinckney I Historic District. This commentary is provided to the Lawrence Historic Resources Commission in accordance with K.S.A. 75-2724(e)(2).

Thank you for giving us the opportunity to comment on this proposal. Please submit any comments or questions regarding this review to Lauren Jones at 785-272-8681 ext. 225 or lauren.jones@ks.gov. Please reference the KSR&C number noted at the top of this letter when corresponding about this project.

Sincerely,



**Jennie Chinn**  
State Historic Preservation Officer

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 10: DR-17-00578**  
**STAFF REPORT**

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**A. SUMMARY**

DR-17-00578 516 W 6<sup>th</sup> St; Demolition of Accessory Structure and New Construction of Accessory Structure; State Law Review and Certificate of Appropriateness. The property is located in the Pinckney I Historic District, National Register of Historic Places; the accessory structure is non-contributing to the historic district. The property is also located in the environs of the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. Submitted by Jason Todd Construction on behalf of Debbie Hendell, property owner of record.

**B. PROJECT DESCRIPTION**

The applicant is requesting demolition of the existing (24' X 20') accessory two-car garage structure and proposes to rebuild a 1008 sq. ft. (28' X 36') three-car garage in approximately the same location. The existing garage is listed as a non-contributing structure to the Pinckney I Historic District, National Register of Historic Places.



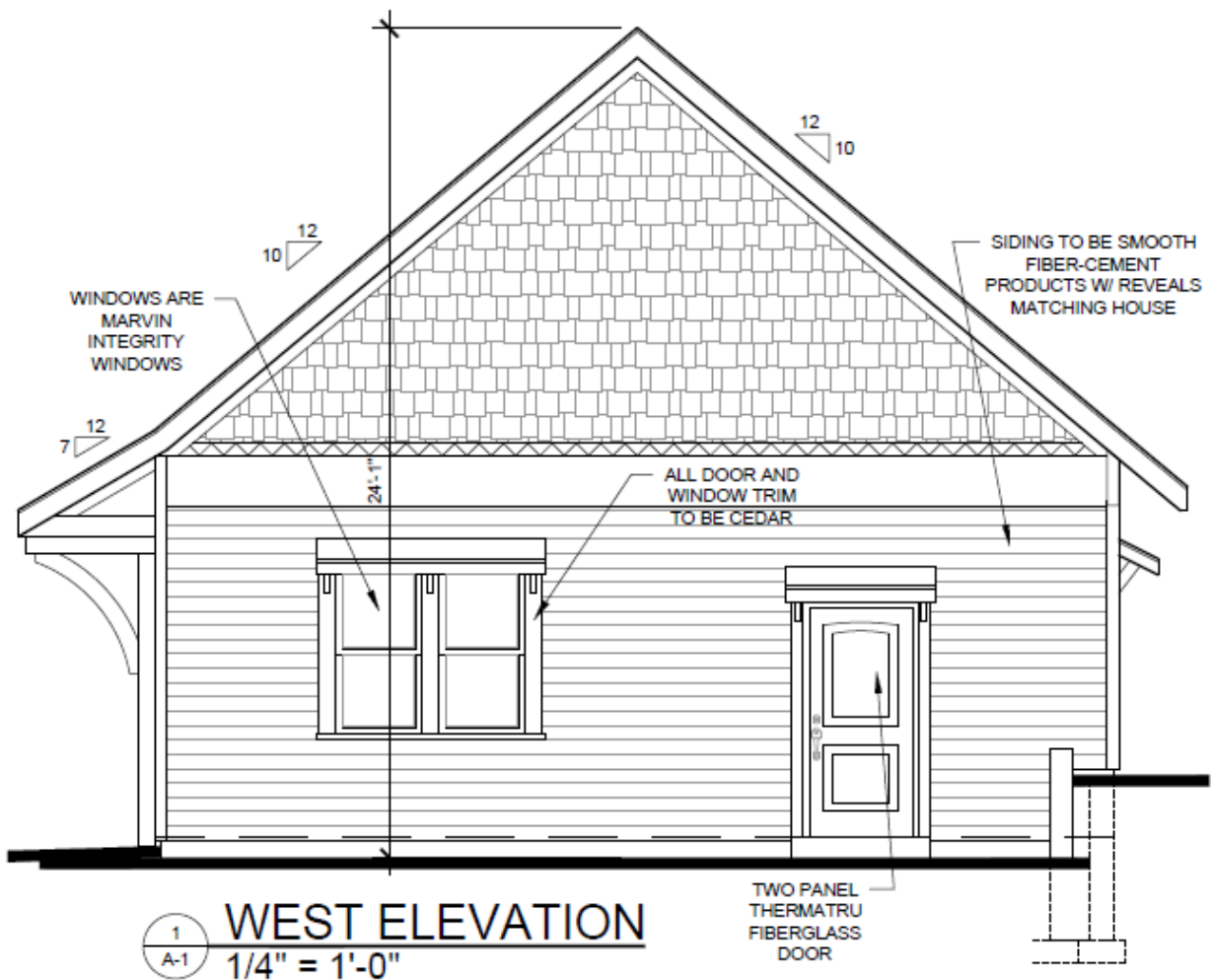
Front of the accessory structure located at 516 W. 6th Street. Access is taken from inside the parcel.



View of rear of the structure from the alley.

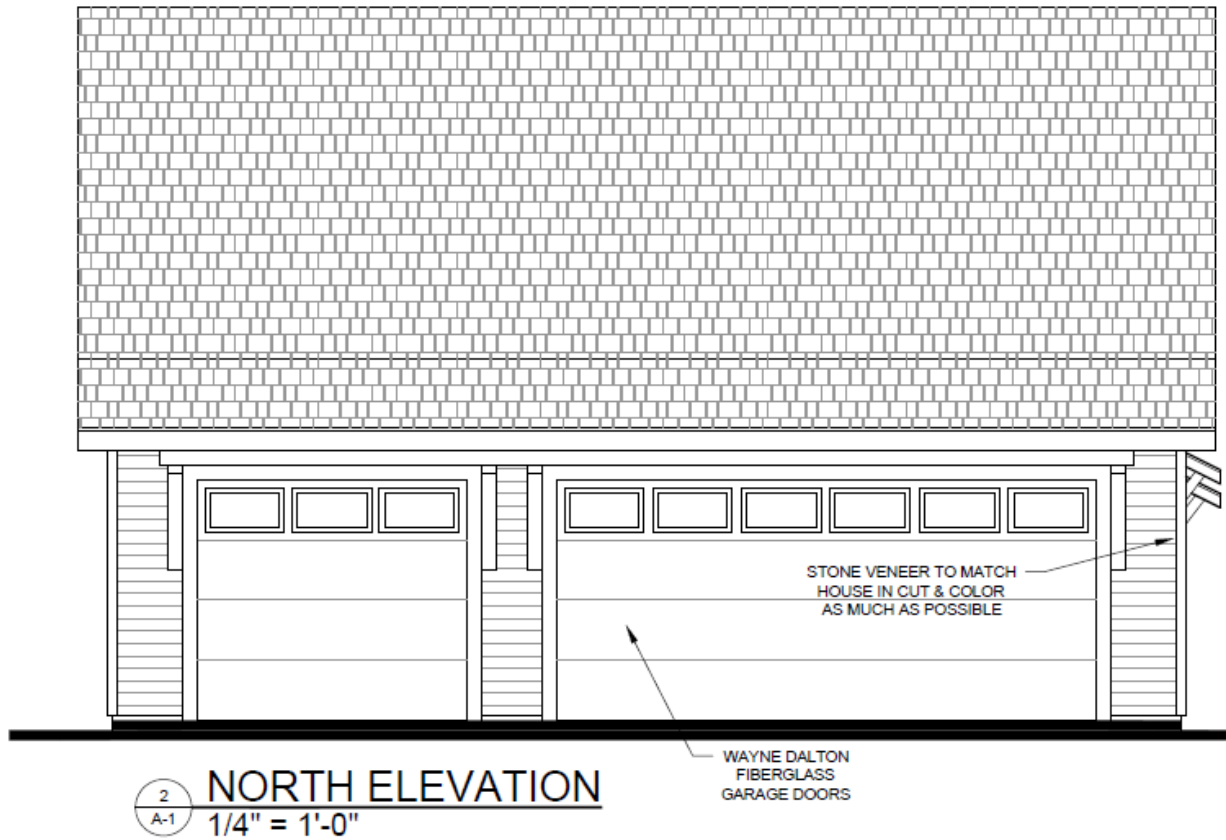
The proposed footprint of the new accessory structure is in the same location on the property as the existing garage. The garage will be placed approximately 5 feet off the alley on the north and will be adjacent to the east property line. The proposed new garage will face the alley with vehicle access from the alley side. The total square footage of the new garage is 1008 sq. ft. (28' X 36') and the overall height will be approximately 24'-1".

The form of the proposed new garage is one-story with a gable roof. Roofing materials will be composition shingles that match the composition shingles on the house. Proposed siding materials are shake shingles and horizontal lap siding similar to what is on the house. Trim and wood details are painted cedar. The shingle pattern in the gable end has a diagonal cut edge on the first course which matches the shingle pattern on the house.

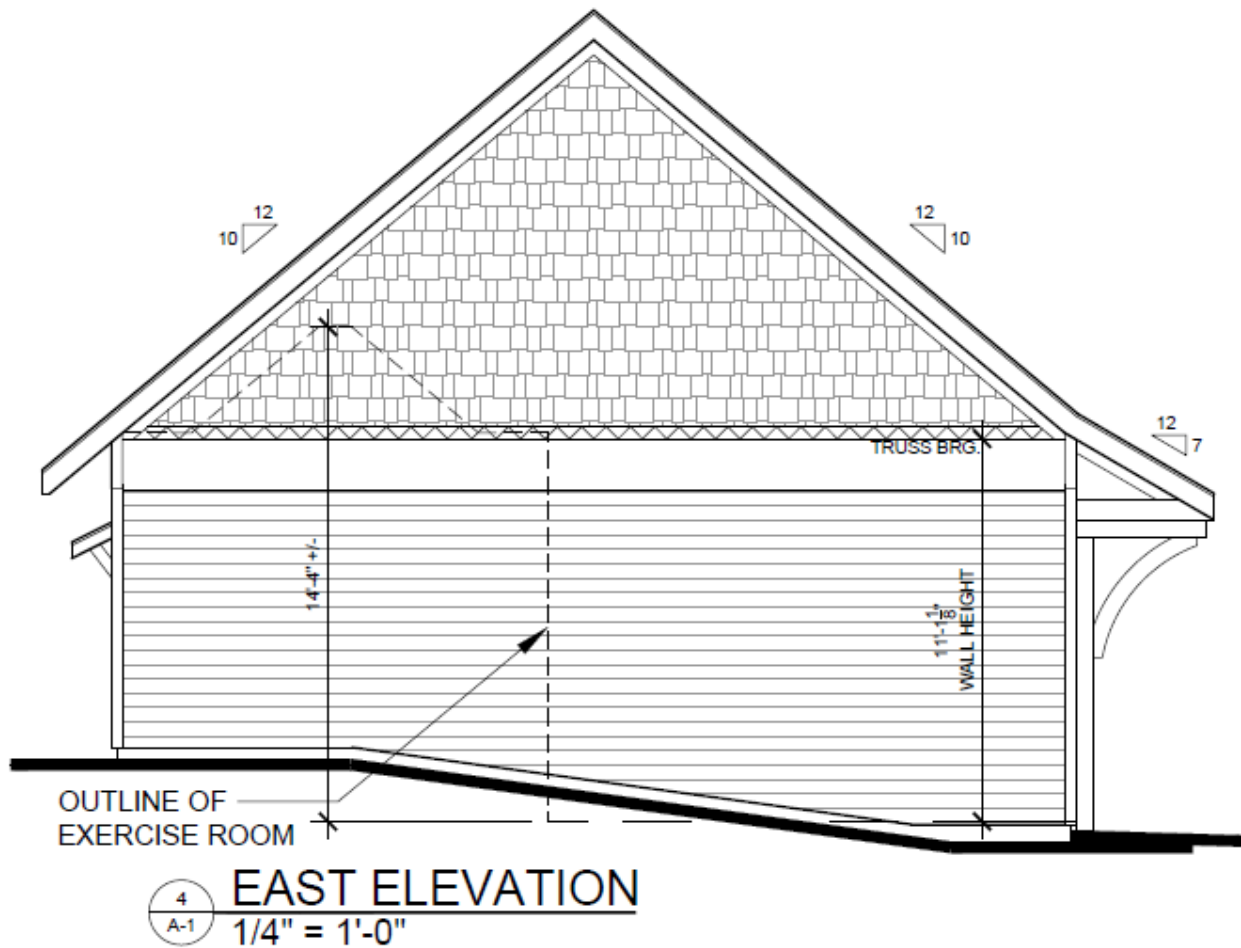


The west elevation has one pair of double hung windows on the west portion of the elevation and one pedestrian door on the east portion of the garage. Windows and doors have painted cedar overhangs. All trim is painted cedar.

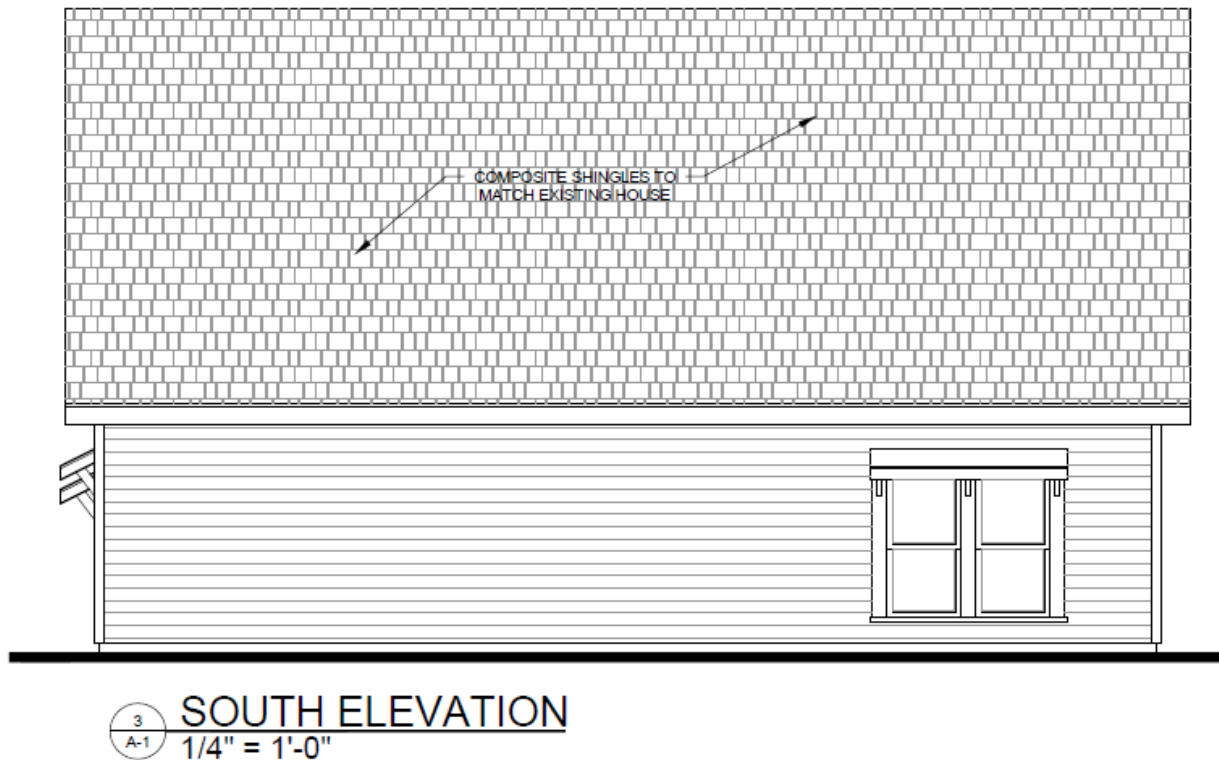




The north elevation of the garage will have one single garage door and one double garage door. The north elevation faces the alley. There is a painted cedar trellis overhang detail over the garage doors. The garage doors are Wayne Dalton Fiberglass garage doors.



The east elevation, which is adjacent to the property line and an existing structure on the neighboring lot, has no penetrations.



The south elevation of the garage will have one pair of double hung windows on the eastern-most portion of the garage.

Windows and doors are proposed to be Marvin Integrity Windows and Two Panel Thermatru Fiberglass Door.

### **C. STANDARDS FOR REVIEW**

Review under K.S.A. 75-2724 (State Preservation Law Review)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

*4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

*8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.*

## Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

*1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*

*2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*

*3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*

*4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic*

*district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;*
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;*
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.*



Design Criteria 22-506

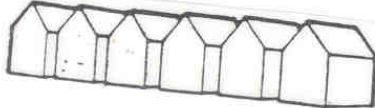
(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

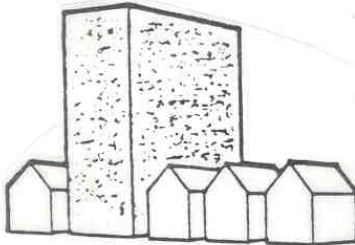
- (a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.
- (b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.
- (c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

### HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

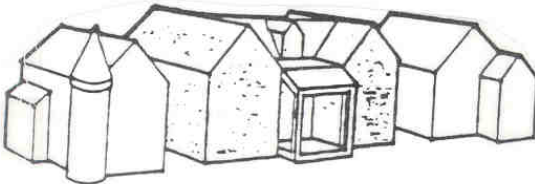


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

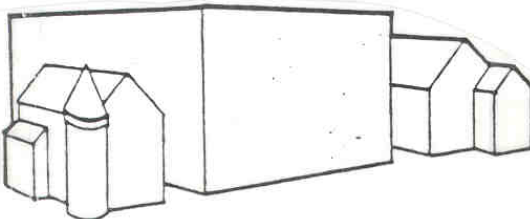


### SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

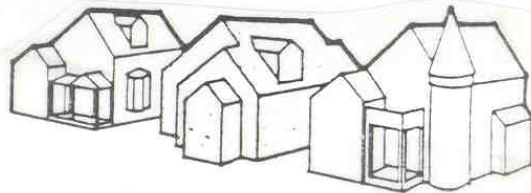


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

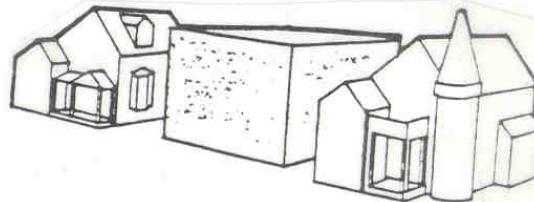


### MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.



Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.



### DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.



Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.



### SETBACK

**Consider** - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.



**Avoid** - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if proper setback is maintained.

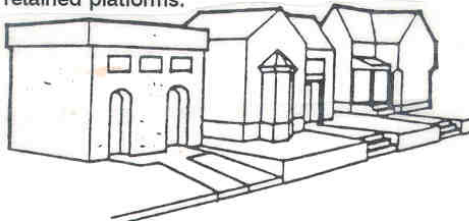


### PLATFORMS

**Consider** - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

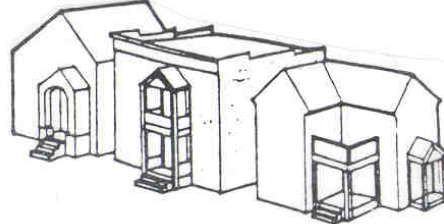


**Avoid** - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

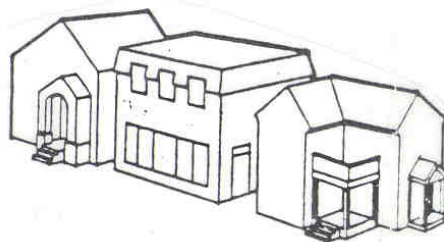


### SENSE OF ENTRY

**Consider** - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few stops above the grade of the property and were a prominent visual feature of the street elevation of the building.

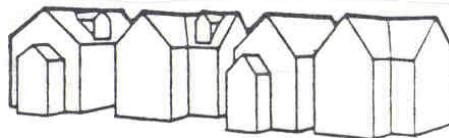


**Avoid** - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

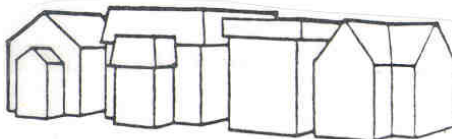


### ROOF SHAPES

**Consider** - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



**Avoid** - Introducing roof shapes, pitches, or materials not traditionally used in the area.



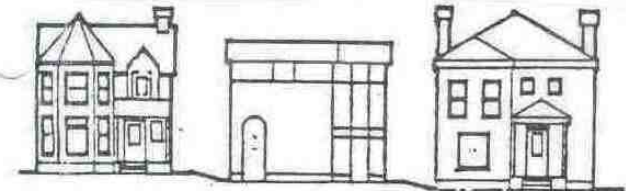


#### **RHYTHM OF OPENINGS**

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

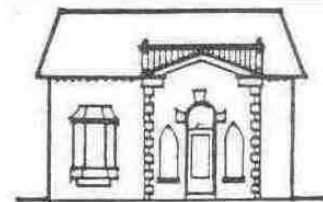


#### **IMITATIONS**

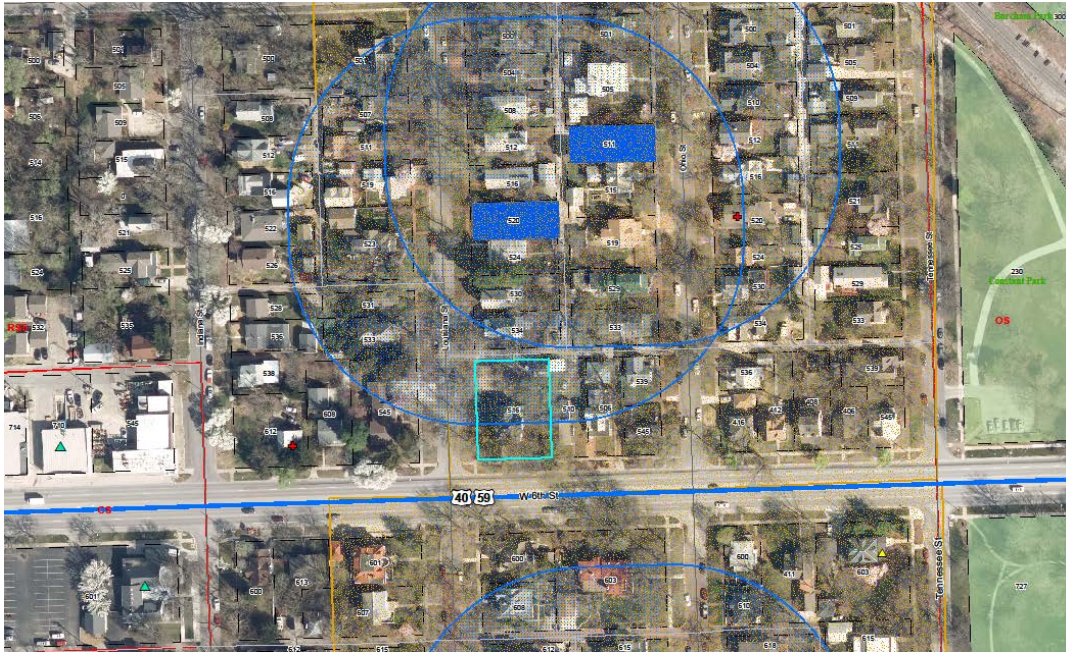
Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.



The property is in the environs of the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. There is no environs definition for the Dillard House.

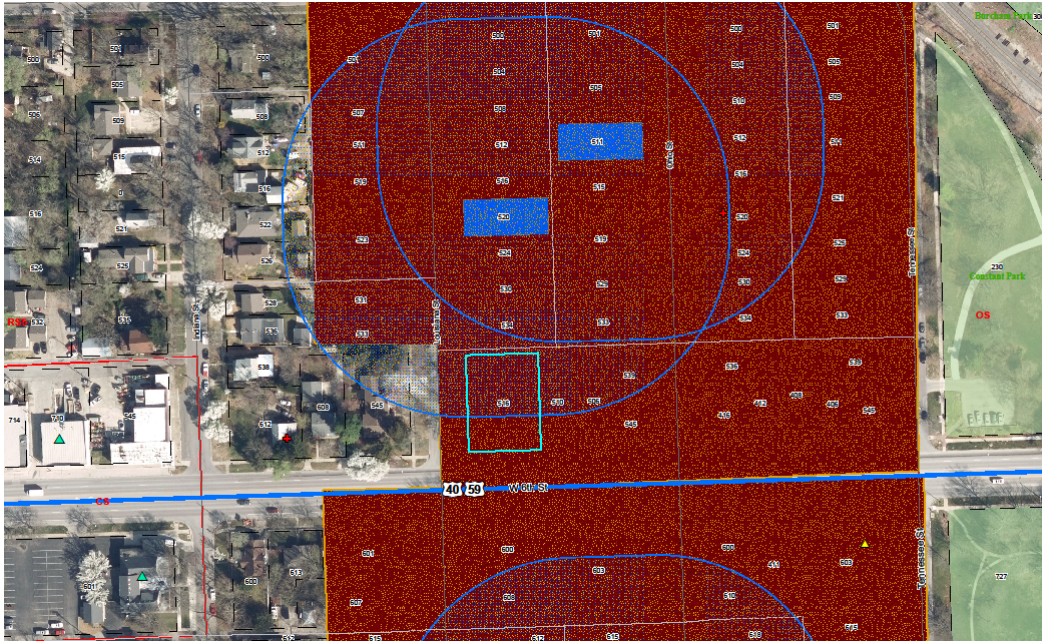


## D. STAFF ANALYSIS

### Project Review

The garage located at 516 W. 6<sup>th</sup> is listed as a non-contributing property to the Pinckney I Historic District that was listed in the National Register of Historic Places in 2004. 516 W. 6<sup>th</sup> Street is also located in the environs of the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places.





The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually or as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

The condition of the existing accessory two-car garage structure is poor. While the structure can be repaired, it would require considerable repair and reconstruction. There appears to be water damage, and the structure has moved off the foundation. The structure would need to be lifted to repair or replace the foundation and sill plates. Because of the movement of the structure off of the foundation, the structure has wracked and would need to be carefully braced for this process. Structural members that have been damaged by water and exposure to the elements would need to be replaced. It also has structural deterioration of roof members and studs. These elements would also require repair/replacement. The applicant has provided cost estimates for repair and replacement.

The location of the structure is proposed to be adjacent to the property line on the east where the existing structure currently sits. This location, while compliant with the Land Development Code standards and not a historic review item, may be a challenge for demolition and new construction because it is directly adjacent to the existing structure on the parcel to the east. The applicant should be aware that any change in location of the structure on the site will be required to be reviewed and approved prior to the related work.

The character of this area in the district is generally that of a 19<sup>th</sup> Century small-town neighborhood consisting primarily of single-family homes. The streets of the district are set on a grid established in 1858. All of the included blocks contain alleys. The accessory structures present in the district are off these alleys.

The primary structure on the parcel, circa 1890 is a two-and-a-half-story, hipped with cross-gable, frame Queen Anne dwelling that sits on a rusticated stone foundation. The applicant is proposing to construct a new three-car gabled garage in a simple design with a similar shingle accent to the primary dwelling. The siding is proposed to be horizontal wood clapboard siding similar to the primary dwelling.

The proposed project does allow for the significant character defining element of the neighborhood pattern of front yard, structure, rear yard, alley to be maintained. This is very important for new construction to historic structures in this area.

### **State Law Review**

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources. Interior alterations are also included in this review.

Standards 9 and 10 apply to this project.

Standards 9 & 10 speak to the compatibility of the proposed structure. The proposed materials are compatible and the design differentiation ensures that structure is not viewed as original to the site but is in keeping with the essential form and integrity of the historic district and the environs of the listed property. The applicant is proposing a number of different materials for the new accessory structure. Those materials include, wood shake, lap siding, and painted cedar trim and accents. Staff is of the opinion that the materials are compatible with the existing structure and the National Register district.

Staff is of the opinion, based on the above project analysis and review using the Secretary of the Interior's Standards, because the property is non-contributing to the district the project meets the applicable standards and guidelines.

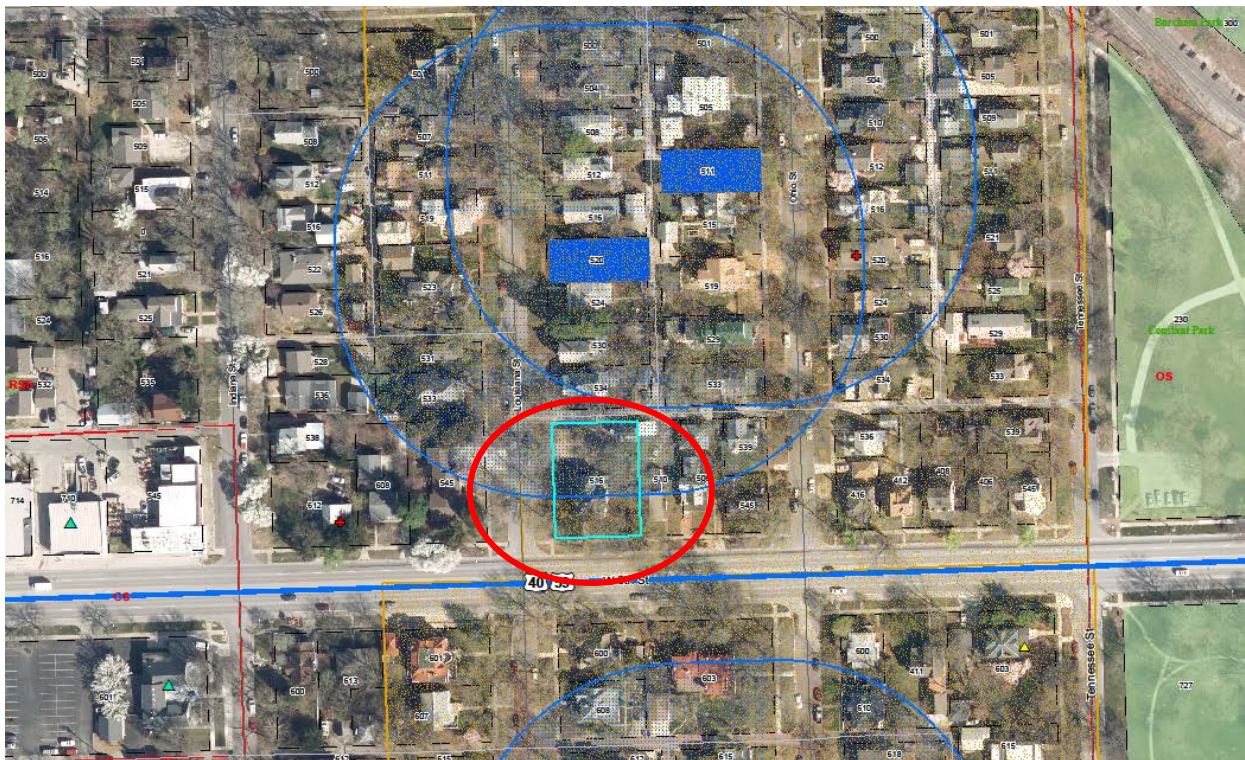
### **Certificate of Appropriateness**

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. While the least stringent review is used for the project, the standards and guidelines in Chapter 22 (see above) should still be used in review of the project.



The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, as part of a district, or in the case of a Certificate of Appropriateness, located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property or its environment.

New construction in the environs of a listed property should be reviewed using the standards in 22-505. In addition, proposed new construction should be reviewed using the design criteria in 22-506. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for new construction. Identified criteria for new additions includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.



The property is located at 516 W. 6th Street in the environs of the Dillard House at 520 Louisiana Street. The location of the Dillard House is located 4 parcels to the north of 516 W. 6th Street.

There is not a direct line of sight from the subject property to the listed structure.

New construction in the environs should relate to the setback, size, form, patterns, texture, materials, and color of the features that characterize the environs of listed properties. Where there are inconsistent setbacks or varied patterns, the new construction should fall within the range of typical setbacks and patterns in the environs of the listed property.

The size of the proposed garage is larger than the existing garage and larger than most of the existing accessory structures in the environs of the listed property. It is however similar in size to some of the accessory structures that can be found in the environs and is compatible in size and scale with the house and lot. The house located at 516 W. 6<sup>th</sup> Street is a larger house and the property is a double lot. The form and massing of the proposed garage, as proposed with the height and scale, is subordinate to the existing house and is compatible to the environs of the listed property. The neighborhood and environs of the listed property have a mix of single and two story structures.

The proposed site placement and setbacks are within the range of setbacks and site placement in the area. An important characteristic of the environs of the listed property is the pattern created by the area of front yard, side yards, structure, rear yard, and accessory structures located adjacent to the alley or at the rear of the lot. The proposed project respects these patterns.

The materials proposed for the structure are compatible with the environs.

## **E. STAFF RECOMMENDATION**

### **State Law Review**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Staff also recommends the Commission direct staff to administratively review any minor alterations to the project such as materials, slight changes in roof slope, and fenestration that meet the standards. Any other revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

### **Certificate of Appropriateness**

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.





# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

**Building Safety Division**

1 Riverfront Plaza, Suite 110

Lawrence, KS 66044

Phone: (785) 832-7700

Fax: (785) 832-3110

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)
[buildinginspections@lawrenceks.org](mailto:buildinginspections@lawrenceks.org)

## ONE & TWO FAMILY DWELLING PERMIT APPLICATION

IF PLANS ARE LARGER THAN 11X17 INCHES, ELECTRONIC MEDIA IS REQUIRED WITH PAPER SUBMITTALS.

### 1. Applicant Name & Signature

Site Address: 516 W 6th Street, Lawrence, KS 66044

Legal Description:

17 &amp; 19

Original Townsite, Oread Addition

Block

Lot

Subdivision

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on drawings submitted in support of this application is accurate. I understand that any building construction performed that is inconsistent or in conflict with this application, the supporting drawings, or the building regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a building permit application by the City that is not in compliance with the building regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the building into compliance. I further understand that no construction shall take place until a permit has been approved by the City.

Applicant Signature:

 DocuSigned by:  
 Jason Todd  
 74DF90E9FE21444...

Date: 9/29/2017

Name: (print): Jason Todd Construction

### 2. Property Owner Information

Name: Debbie Hendell

Address: 516 W. 6th Street, Lawrence, KS

Phone No: 410-370-2533

E-mail Address: debbie.hendell@yahoo.com

### 3. Project Valuation 50000

Zip code: 66044

Cell phone No:

### 4. Project Information

☐  
☐  
☐  
☐

New Single Family

Townhome

Remodel

Seasonal Room

☐  
☐  
☐  
☐

Duplex (separation detail included)

Addition

Basement Finish

Deck

☐  
☒  
☐  
☐

Accessory Building

Detached Garage/Carport

Screened Porch

Other:

Brief description of project: New construction of a detached two car garage with a third storage bay and exercise room.

### Documents & Submittals Included (Drawings must be minimum 1/8" scale and fully dimensioned)

\*Missing documents will lengthen permit review times\*

☒  
☐  
☐

Plot/Site Plan

Framing Details

ERI Report

☒  
☐  
☐

Foundation Plan

Manual J-Sheet

Prescriptive Method

☒  
☒

Floor Plans

Truss Specs.

☒  
☐

Brace Wall Plan

Firewall Detail

☒  
☐

Elevations (all)

Other

### 5. General Contractor Information

Company Name: Jason Todd Construction

Contact Name: Jason Todd

Address: 125 N Fall Creek Dr, LAWRENCE, KS 66049

Cell phone No: 785-766-7426

 License Type: ☐ A ☐ B ☒ C

License No. BC-24474

Phone No:

E-mail Address: jason todd@realtymexecutives.com

 Property owner as contractor? \* ☐ Y ☒ N If yes, a signed owner occupant form is required.

\*The property owner must occupy the dwelling to be eligible to act as the contractor.



**6. Sub-Contractor Information:**

Sub-Contractor Type	License No.	Company Name	Phone No.
Class D Framing		Culbertson Construction	
Class D Concrete		R & H Concrete	
Class D Concrete - Flatwork		R & H Concrete	
Class E Electrical		Del Sol Electric	
Class E Plumbing		n/a	
Class E Mechanical		United	
Class E Mechanical - Fireplace		n/a	
Energy Compliance Specialist		n/a	

**7. Dwelling Unit #1 Information** (circle) Single Family Dwelling Duplex Unit No. 1 Townhome

<b>Building Spaces:</b>	<input type="checkbox"/> No. of Bedrooms	<input type="checkbox"/> No. of Garage Bays	<input type="checkbox"/> Slab on grade
	<input type="checkbox"/> No. of Full Baths	<input type="checkbox"/> No. of ¾ Baths	<input type="checkbox"/> No. of ½ Baths
Basement Type (check)	<input type="checkbox"/> Full	<input type="checkbox"/> Walk-out	<input type="checkbox"/> Daylight
<b>Finished Area Square Feet:</b>			
First Floor	<input type="text" value="169"/>	Second Floor	<input type="text"/>
		Third Floor	<input type="text"/>
		Basement	<input type="text"/>
Total Finished Living Square Feet			<u>169</u>
<b>Unfinished Area Square Feet:</b>			
Basement	<input type="text"/>	Garage	<input type="text" value="839"/>
Total Unfinished Square Feet			<u>839</u>
Total Dwelling Unit #1 Footprint			<u>1008</u>

**8. Dwelling Unit #2 Information** Duplex Unit No. 2

<b>Building Spaces:</b>	<input type="checkbox"/> No. of Bedrooms	<input type="checkbox"/> No. of Garage Bays	<input type="checkbox"/> Slab on grade
	<input type="checkbox"/> No. of Full Baths	<input type="checkbox"/> No. of ¾ Baths	<input type="checkbox"/> No. of ½ Baths
Basement Type (check)	<input type="checkbox"/> Full	<input type="checkbox"/> Walk-out	<input type="checkbox"/> Daylight
<b>Finished Area Square Feet:</b>			
First Floor	<input type="text"/>	Second Floor	<input type="text"/>
		Third Floor	<input type="text"/>
		Basement	<input type="text"/>
Total Finished Living Square Feet			_____
<b>Unfinished Area Square Feet:</b>			
Basement	<input type="text"/>	Garage	<input type="text"/>
Total Unfinished Square Feet			_____
Total Dwelling Unit #2 Footprint			_____

**9. Stormwater Square Footage** 1008 **Total Building Footprint Unit #1 & Unit #2** 1008



# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

**Building Safety Division**  
 Riverfront Plaza, Suite 110  
 Lawrence, Kansas 66044  
 p. (785) 832-7700  
 f. (785) 832-3110

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)  
[buildinginspections@lawrenceks.org](mailto:buildinginspections@lawrenceks.org)

## DEMOLITION PERMIT APPLICATION

Date: 09/13/2017

Site Address: 516 W 6th St., Lawrence, KS 66044

Legal Description: Pinckney Street LTS 17 & 19 Original Townesite, Oread Addition

Block	Lot	Subdivision

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on documents submitted in support of this application are accurate. I understand that any demolition performed that is inconsistent or in conflict with this application, the supporting documents, or the provisions of Chapter V, Article 12 of the City of Lawrence Code, Demolition of Structures is a violation of the City Code. I also understand that no demolition work shall take place until a permit has been approved by the City. I further understand that the discovery that the building or structure contains friable asbestos or materials containing friable asbestos shall be cause for the immediate revocation of a demolition permit.

Applicant Signature: Jason M. Todd Date: 9/29/2017  
 Applicant Name (Print): Jason Todd Construction Phone: 785-766-7426  
 Email: jason todd@realtyexecutives.com

Property Owner Signature: Debbie Hendell Date: 9/29/2017  
 Property Owner Name (Print): Debbie Hendell Phone: 410-370-2533  
 Email: debbie.hendell@yahoo.com

Person, Firm, or Corporation responsible for the building, if is someone other than the owner:

Name (please print): JASON TODD CONSTRUCTION  
 Address: 125 N. FALL CREEK DR. LAWRENCE KS 66049  
 Email: JASON@BUILDINGLAWRENCE.COM Phone: 785-766-7426

### Brief Description of Structure:

Existing detached garage.

Contractor Company Name: Jason Todd Construction  
 Contact Name: Jason Todd  
 Address: 125 N Fall Creek Dr, LAWRENCE 66049  
 Email: jason todd@realtyexecutives.com Phone: 785-766-7426

There is a 30-day public comment period before any demolition work can begin. Expiration of the public comment period, along with verification from gas, electric, and water utility providers that services have been retired is necessary before a permit will be issued. This application must be signed by the record owner(s) and any contract purchaser(s).





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## ONE & TWO FAMILY DWELLING PERMIT APPLICATION

IF PLANS ARE LARGER THAN 11X17 INCHES, ELECTRONIC MEDIA IS REQUIRED WITH PAPER SUBMITTALS.

### 1. Applicant Name & Signature

Site Address: 516 W 6th Street, Lawrence, KS 66044

Legal Description:

17 &amp; 19

Original Townsite, Oread Addition

Block

Lot

Subdivision

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on drawings submitted in support of this application is accurate. I understand that any building construction performed that is inconsistent or in conflict with this application, the supporting drawings, or the building regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a building permit application by the City that is not in compliance with the building regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the building into compliance. I further understand that no construction shall take place until a permit has been approved by the City.

Applicant Signature:

 DocuSigned by:  
 Jason Todd

Date: 9/29/2017

Name: (print): Jason Todd Construction

### 2. Property Owner Information

Name: Debbie Hendell

Address: 516 W. 6th Street, Lawrence, KS

Phone No: 410-370-2533

E-mail Address: debbie.hendell@yahoo.com

### 3. Project Valuation 50000

Zip code: 66044

Cell phone No:

### 4. Project Information

☐  
☐  
☐  
☐

New Single Family

Townhome

Remodel

Seasonal Room

☐  
☐  
☐  
☐

Duplex (separation detail included)

Addition

Basement Finish

Deck

☐  
☒  
☐  
☐

Accessory Building

Detached Garage/Carport

Screened Porch

Other:

Brief description of project: New construction of a detached two car garage with a third storage bay and exercise room.

### Documents & Submittals Included (Drawings must be minimum 1/8" scale and fully dimensioned)

\*Missing documents will lengthen permit review times\*

☒  
☐  
☐

Plot/Site Plan

Framing Details

ERI Report

☒  
☐  
☐

Foundation Plan

Manual J-Sheet

Prescriptive Method

☒  
☒

Floor Plans

Truss Specs.

☒  
☐

Brace Wall Plan

Firewall Detail

☒  
☐

Elevations (all)

Other

### 5. General Contractor Information

Company Name: Jason Todd Construction

Contact Name: Jason Todd

Address: 125 N Fall Creek Dr, LAWRENCE, KS 66049

Cell phone No: 785-766-7426

 License Type: ☐ A ☐ B ☒ C

License No. BC-24474

Phone No:

E-mail Address: jason todd@realtymexecutives.com

 Property owner as contractor? \* ☐ Y ☒ N If yes, a signed owner occupant form is required.

\*The property owner must occupy the dwelling to be eligible to act as the contractor.

**6. Sub-Contractor Information:**

Sub-Contractor Type	License No.	Company Name	Phone No.
Class D Framing		Culbertson Construction	
Class D Concrete		R & H Concrete	
Class D Concrete - Flatwork		R & H Concrete	
Class E Electrical		Del Sol Electric	
Class E Plumbing		n/a	
Class E Mechanical		United	
Class E Mechanical - Fireplace		n/a	
Energy Compliance Specialist		n/a	

**7. Dwelling Unit #1 Information** (circle) Single Family Dwelling Duplex Unit No. 1 Townhome

<b>Building Spaces:</b>	<input type="checkbox"/> No. of Bedrooms	<input type="checkbox"/> No. of Garage Bays	<input type="checkbox"/> Slab on grade
	<input type="checkbox"/> No. of Full Baths	<input type="checkbox"/> No. of ¾ Baths	<input type="checkbox"/> No. of ½ Baths
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<b>Finished Area Square Feet:</b>			
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		Basement	<input type="text"/>
Total Finished Living Square Feet			<u>169</u>
<b>Unfinished Area Square Feet:</b>			
Basement	<input type="text"/>	Garage	<input type="text" value="839"/>
Total Unfinished Square Feet			<u>839</u>
Total Dwelling Unit #1 Footprint			<u>1008</u>

**8. Dwelling Unit #2 Information** Duplex Unit No. 2

<b>Building Spaces:</b>	<input type="checkbox"/> No. of Bedrooms	<input type="checkbox"/> No. of Garage Bays	<input type="checkbox"/> Slab on grade
	<input type="checkbox"/> No. of Full Baths	<input type="checkbox"/> No. of ¾ Baths	<input type="checkbox"/> No. of ½ Baths
Basement Type (check)	<input type="checkbox"/> Full	<input type="checkbox"/> Walk-out	<input type="checkbox"/> Daylight
<b>Finished Area Square Feet:</b>			
First Floor	<input type="text"/>	Second Floor	<input type="text"/>
		Third Floor	<input type="text"/>
		Basement	<input type="text"/>
Total Finished Living Square Feet			<u>                    </u>
<b>Unfinished Area Square Feet:</b>			
Basement	<input type="text"/>	Garage	<input type="text"/>
Total Unfinished Square Feet			<u>                    </u>
Total Dwelling Unit #2 Footprint			<u>                    </u>

**9. Stormwater Square Footage** 1008 **Total Building Footprint Unit #1 & Unit #2** 1008





# City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required  
Planner \_\_\_\_\_  
Date \_\_\_\_\_  
Date Received \_\_\_\_\_

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

## DESIGN REVIEW APPLICATION

### PROPERTY INFORMATION

Address of Property 516 W 6th Street, Lawrence, KS 66044  
Legal Description (*may be attached*) Pinckney St, Lots 17 & 19,  
Original Townsite, Oread Addition

### OWNER INFORMATION

Name(s) Debbie Hendell  
Contact \_\_\_\_\_  
Address 516 W. 6th Street  
City Lawrence State KS ZIP 66044  
Phone (410) 370-2533 Fax (\_\_\_\_) \_\_\_\_\_  
E-mail debbie.hendell@yahoo.com Cell Phone (\_\_\_\_) \_\_\_\_\_

### APPLICANT/AGENT INFORMATION

Contact Jason Todd  
Company Jason Todd Construction  
Address 125 N Fall Creek Dr  
City Lawrence State KS ZIP 66049  
Phone (785) 766-7426 Fax (\_\_\_\_) \_\_\_\_\_  
E-mail jasontodd@realtyexecutives.com Cell Phone (\_\_\_\_) \_\_\_\_\_

Existing Zoning <b>RS5</b>	Existing Land Use <b>Residential</b>	Proposed Land Use <b>Residential</b>	# of Buildings <b>2</b>
Total site area <b>13400 SF</b>	Existing Building Footprint <b>2185 SF</b>	Proposed Building Footprint <b>2778 SF</b>	Open Space Area <b>11215 SF</b>
Existing Pavement Coverage <b>83 SF</b>	Proposed Pavement Coverage <b>245 SF</b>		
<b>Are you also submitting any of the following applications?</b>			
• Building Permit <b>YES</b>	• Site Plan <b>YES</b>	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify)	

**Property**  
**Address:** 516 W. 6th Street, Lawrence, KS 66044

---

**Detailed Description of Proposed Project:**  
**(Attach additional sheets if necessary)**

Construction of detached garage.

**Reason for Request:**  
**(Attach additional sheets if necessary)**

Improvements to property usage, aesthetics and value.







# City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

## OWNER AUTHORIZATION

I/WE \_\_\_\_\_, hereby referred to as the "Undersigned", being of lawful age, do hereby on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize \_\_\_\_\_ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding \_\_\_\_\_ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_,  
by \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public





SCHNEIDER & ASSOCIATES  
ARCHITECTS  
280 FOUR MILE CREEK BLVD  
LAWRENCE, KS 66044  
785.841.4750

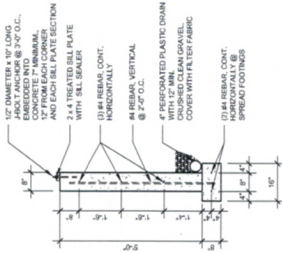
# HENDELL DETACHED GARAGE LAWRENCE, KS

Certification

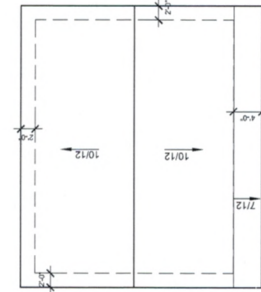
Fred A. Schneider - Architect  
KS F 2576

This drawing has been prepared by the Architect and is to be used for the project only. It is not to be used for any other project without the written consent of the Architect. The Architect assumes no responsibility for the design or construction of the project, including but not limited to, the design, construction, and performance of the project. The Architect is not responsible for the design or construction of the project, including but not limited to, the design, construction, and performance of the project. The Architect is not responsible for the design or construction of the project, including but not limited to, the design, construction, and performance of the project.

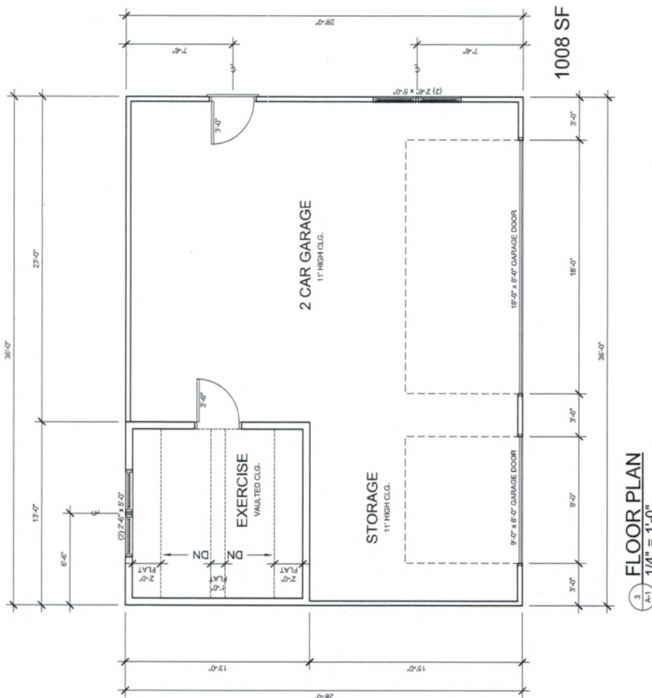
© COPYRIGHT 2017  
FRED A. SCHNEIDER - ARCHITECT  
LAWRENCE, KS  
9/28/2017  
Sheet A-1



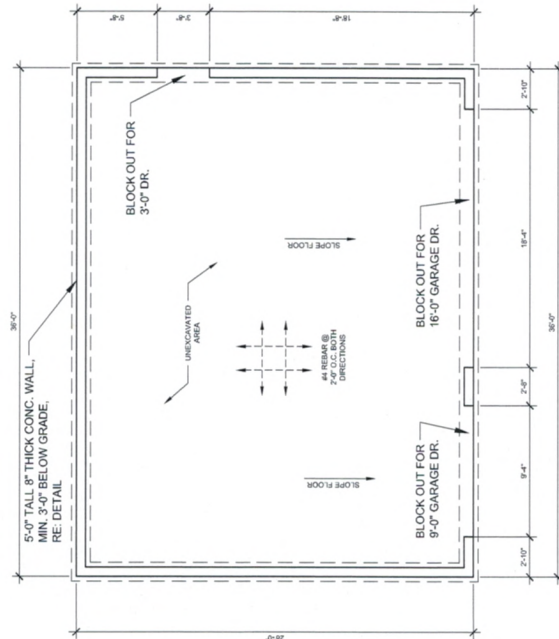
1 ROOF PLAN  
1/8" = 1'-0"



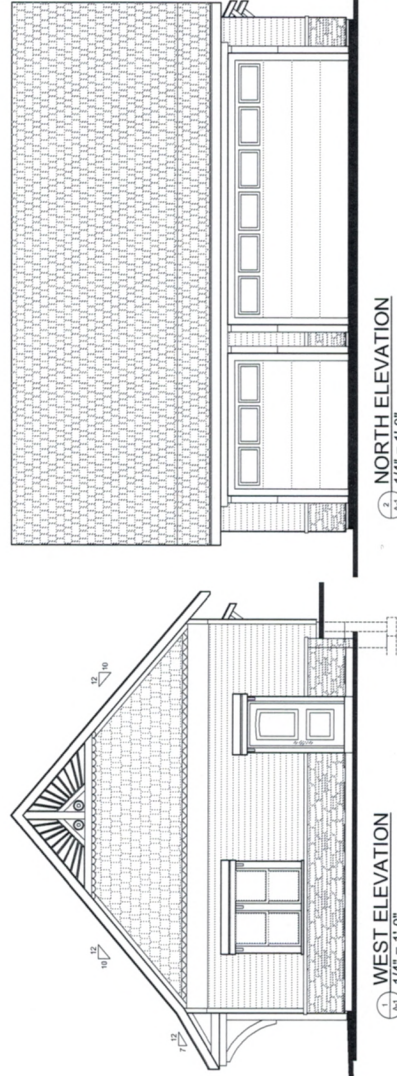
1 ROOF PLAN  
1/8" = 1'-0"



1 FLOOR PLAN  
1/4" = 1'-0"

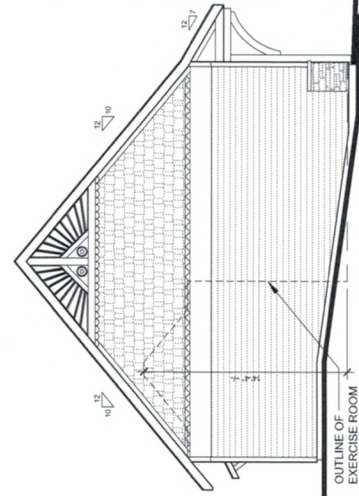


1 SLAB FOUNDATION  
1/4" = 1'-0"

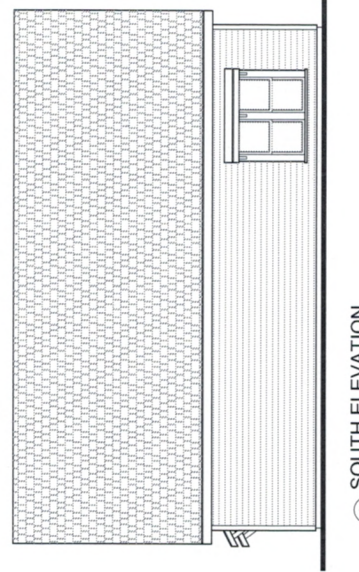


1 NORTH ELEVATION  
1/4" = 1'-0"

1 WEST ELEVATION  
1/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"



1 SOUTH ELEVATION  
1/4" = 1'-0"

1 EAST ELEVATION  
1/4" = 1'-0"



KANSAS ASSOCIATION  
OF ARCHITECTS  
2000 PINE STREET, SUITE 100  
LAWRENCE, KS 66044  
(785) 841-2122

# HENDELL DETACHED GARAGE LAWRENCE, KS

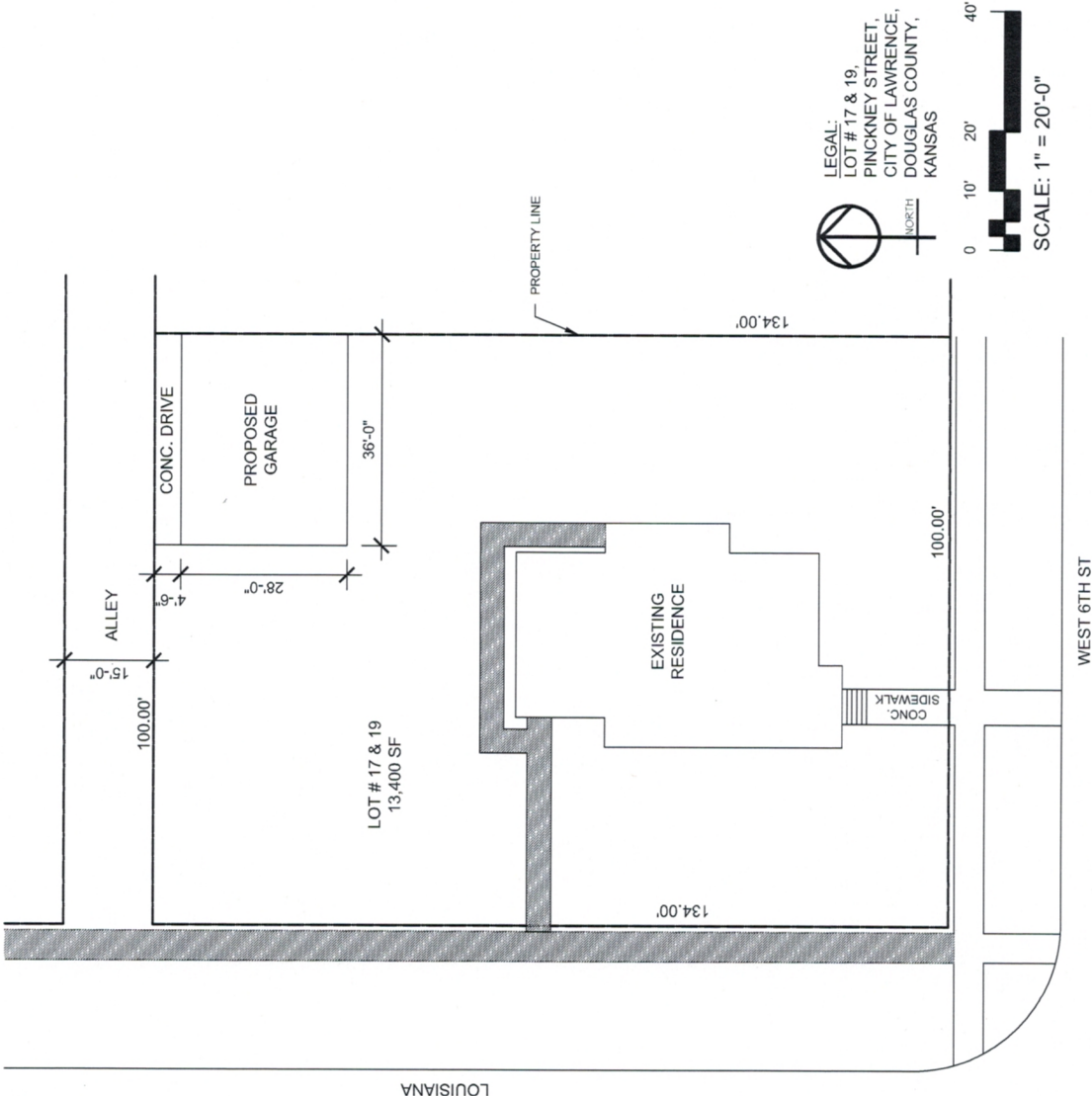
Certification

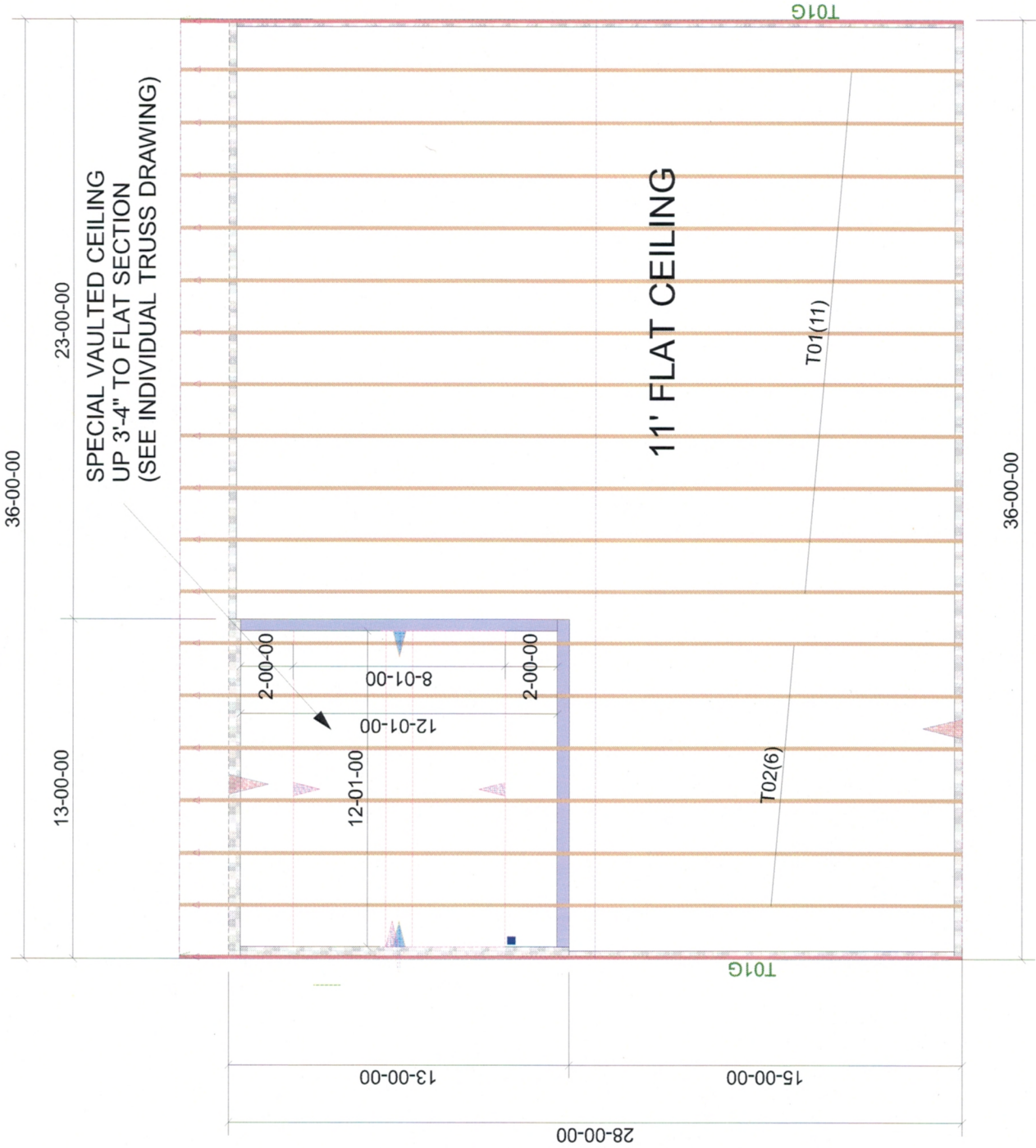
Fred A. Schneider - Architect  
KS # 3576

This document has been prepared by the Architect for the purpose of providing information to the client. It is not to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided herein. The Architect's services are limited to the design and construction of the detached garage. The Architect does not warrant the quality of the materials or workmanship of the construction. The Architect's liability is limited to the amount of the Architect's fee.

© COPYRIGHT 2017

Sheet Date: 09-29-2017  
SITE PLAN  
S-1



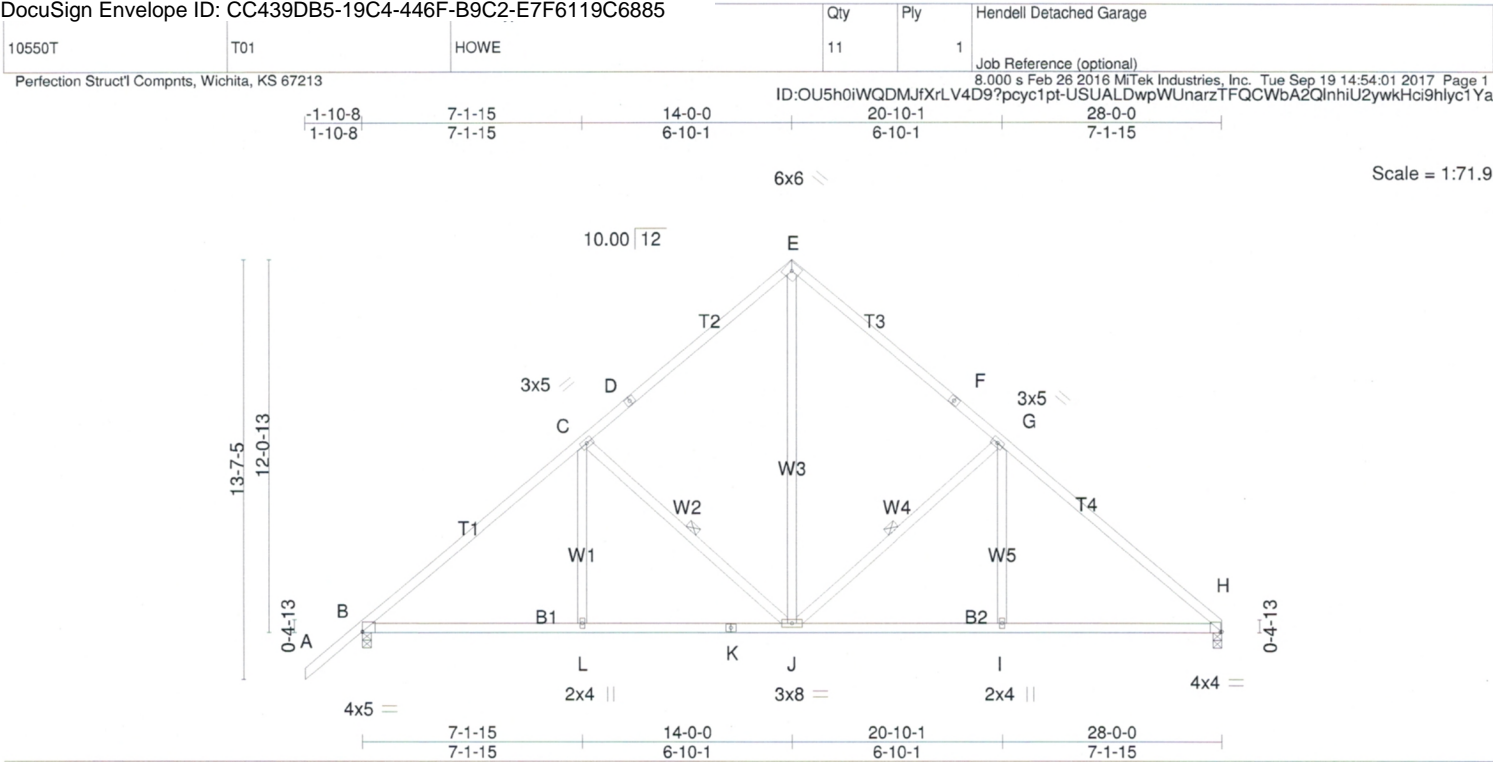


PROJECT ID#10550T  
PERFECTION STRUCTURAL COMPONENTS  
09-19-17 MW (785) 234-8381

ROOF TRUSS LAYOUT  
10:12 ROOF PITCH  
22-1/2" OVERHANG BACK SIDE  
STICK FRAME FRONT EYEBROW  
OVERHANG BY OTHERS  
24" ON CENTER SPACING

ST. MARY'S LUMBER  
HENDELL DETACHED GARAGE  
TOPEKA, KS





LOADING (psf)		SPACING-	2-0-0	CSI.	TC 0.75	DEFL.	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0										
Snow (Pf/Pg)	18.9/30.0	Plate Grip DOL	1.15	BC	0.69	Vert(LL)	-0.11	I-R	>999	MT20	197/144
TCDL	10.0	Lumber DOL	1.15	WB	0.74	Vert(CT)	-0.21	I-R	>999		
BCLL	0.0	Rep Stress Incr	YES	(Matrix-M)		Horz(CT)	0.05	H	n/a		
BCDL	10.0	Code IRC2015/TPI2014								Weight: 123 lb	FT = 20%

LUMBER-		BRACING-	
TOP CHORD	2x4 SPF No.2	TOP CHORD	Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD	2x4 SPF No.2	BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	2x4 SPF Stud	WEBS	1 Row at midpt C-J, G-J
		MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.	

**REACTIONS.** (lb/size) B=1201/0-3-8 (min. 0-2-8), H=1086/0-3-8 (min. 0-2-6)  
Max Horz B=84(LC 5)  
Max Uplift B=329(LC 5), H=236(LC 5)  
Max Grav B=1588(LC 10), H=1495(LC 10)

**FORCES.** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD B-C=-1962/319, C-D=-1441/319, D-E=-1294/357, E-F=-1295/358, F-G=-1441/320, G-H=-1969/335  
BOT CHORD B-L=-122/1347, K-L=-122/1347, J-K=-122/1347, I-J=-139/1355, H-I=-139/1355  
WEBS E-J=-259/1081, C-J=-731/234, G-J=-742/257

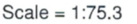
- NOTES-**
- Unbalanced roof live loads have been considered for this design.
  - Wind: ASCE 7-10; Vult=110mph (3-second gust) Vasd=87mph; TCDL=4.8psf; BCDL=4.2psf; h=25ft; Cat. II; Exp C; enclosed; C-C Exterior(2); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
  - TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Pf=18.9 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Fully Exp.; Ct= 1
  - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 18.9 psf on overhangs non-concurrent with other live loads.
  - All plates are 3x4 MT20 unless otherwise indicated.
  - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) B=329, H=236.
  - This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

**LOAD CASE(S)** Standard



Perfection Struct'l Compnts, Wichita, KS 67213

8.000 s Feb 26 2016 MTEK Industries, Inc. Tue Sep 19 14:54:03 2017 Page 1  
ID:OU5h0iWQDMJfXrLV4D9?pcyc1pt-Qrcxmxv325114HdeYdY3FTVCPVWQW\_T0lwBGldyc1YY



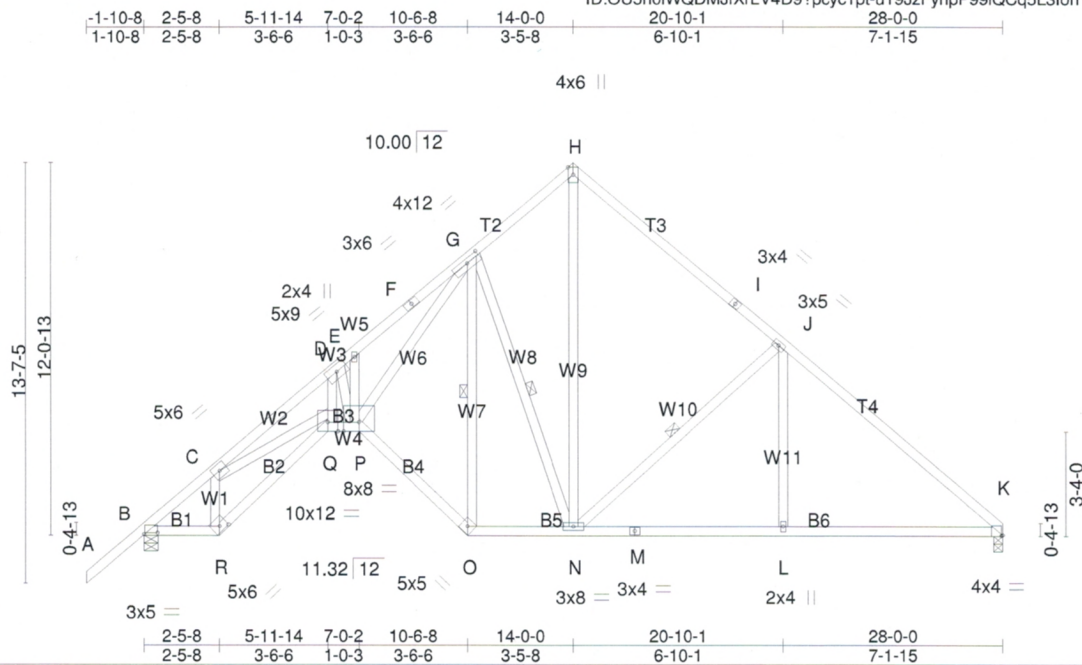
Weight: 212 lb      FT = 20%

Structural wood sheathing directly applied or 6-0-0 oc purlins.  
Rigid ceiling directly applied or 10-0-0 oc bracing.  
1 Row at midpt L-AF, K-AG, J-AI, I-AJ, M-AE, N-AD, O-AC

Max Uplift All uplift 100 lb or less at joint(s) B, AI, AJ, AK, AL, AM, AN, AO, AP, AD, AC, AB, AA, Z, Y, X, W, V except AF=120(LC 6)  
Max Grav All reactions 250 lb or less at joint(s) AF, AG, AI, AJ, AK, AL, AM, AN, AO, AP, AE, AD, AC, AB, AA, Z, Y, X, V except  
B=341(LC 2), W=253(LC 10)

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-10; Vult=110mph (3-second gust) Vasd=87mph; TCDL=4.8psf; BCDL=4.2psf; h=25ft; Cat. II; Exp C; enclosed; C-C Exterior(2); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- 4) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Pf=18.9 psf (flat roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Fully Exp.; Ct= 1
- 5) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 18.9 psf on overhangs non-concurrent with other live loads.
- 6) All plates are 2x4 MT20 unless otherwise indicated.
- 7) Gable requires continuous bottom chord bearing.
- 8) Gable studs spaced at 1-4-0 oc.
- 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) B, AI, AJ, AK, AL, AM, AN, AO, AP, AD, AC, AB, AA, Z, Y, X, W, V except (it=lb) AF=120.
- 10) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



Scale = 1:72.0

Plate Offsets (X,Y)-- [B:0-5-4,0-0-10], [G:0-5-8,0-1-12], [K:0-0-8,Edge], [R:0-3-0,0-2-0]

[illegible]

**LUMBER-**

TOP CHORD 2x4 SPF No.2  
BOT CHORD 2x4 SPF No.2  
WEBS 2x4 SPF Stud \*Except\*  
W2,W6: 2x4 SPF No.2

## BRACING

TOP CHORD	Structural wood sheathing directly applied or 2-1-15 oc purlins.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing. Except: 2-2-0 oc bracing: P-Q.
WEBS	1 Row at midpt                      G-O, G-N, J-N

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

### REACTIONS.

(lb/size) B=1201/0-5-8 (min. 0-2-8), K=1086/0-3-8 (min. 0-2-6)  
 Max Horz B=84(LC 5)  
 Max Uplift B=-329(LC 5), K=-236(LC 5)  
 Max Grav B=1588(LC 10), K=1495(LC 10)

**FORCES.**

**FORCES.** (lb) - Max. Comp./Max Ten. - All forces 250 (lb) or less except when shown.  
**TOP CHORD** B-C=2176/291, C-D=5143/623, D-E=3908/570, E-F=4027/634, F-G=3950/646, G-H=1350/386, H-I=1286/359,  
I-J=1439/322, J-K=1973/335  
**BOT CHORD** B-R=180/1628, Q-R=218/1985, P-Q=307/3381, O-P=26/1402, N-O=16/1035, M-N=140/1360, L-M=140/1360,  
K-L=140/1360  
**WEBS** C-R=1277/208, C-Q=207/2057, D-Q=201/2220, D-P=1689/258, G-P=386/3426, G-O=844/28, G-N=656/212,  
H-N=1315/118, J-N=760/264

**NOTES-**

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-10; Vult=110mph (3-second gust) Vasd=87mph; TCFLD=4.8psf; BCDL=4.2psf; h=25ft; Cat. II; Exp C; enclosed; C-C Exterior(2); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
- 3) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Pf=18.9 psf (flat roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Fully Exp; Ct= 1
- 4) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 18.9 psf on overhangs non-concurrent with other live loads.
- 5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (i)=b B=329, K=236.
- 6) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

## LOAD CASE(S) Standard

LOAD CASE(S) Standard



516 W. 6<sup>th</sup> Street

### Structural Condition and Analysis of Existing Detached Garage

The existing structure is located on the northeast corner of the lot adjacent to the alley. Structure faces west and sits along the east property line and abuts the alleyway to the north. The structure is overgrown by vines on the south and signs of rot are evident on all four sides. The building is slightly racked and the roof framing is sagging. The existing roof is far beyond its useful life and shows signs of bowing/sagging. The fascia is rotting or gone in multiple places and the siding is beyond repair in many areas as well. Those areas of siding that could be salvaged are all in need of scraping/painting which would likely involve lead remediation throughout the process (the paint has not been tested for lead although logically one would have to assume it to be present). The existing structure carries little or no value to the homeowner and it seems safe to say that the construction materials are not of a vintage that would financially make sense to preserve (ie interior framing members). Given the current condition of the structure as well as its function (as it pertains to the current owner's needs), repair and modification to the structure are not financially viable options to undertake simply to save the existing materials. Please see the included pictures of the existing structure.

Thanks for your time,

DocuSigned by:  
   
74DF9BEFFE21444...  
Jason M. Todd

785-766-7426































**516 W. 6<sup>th</sup> Street**

**Estimate of Cost to Restore Existing Structure**

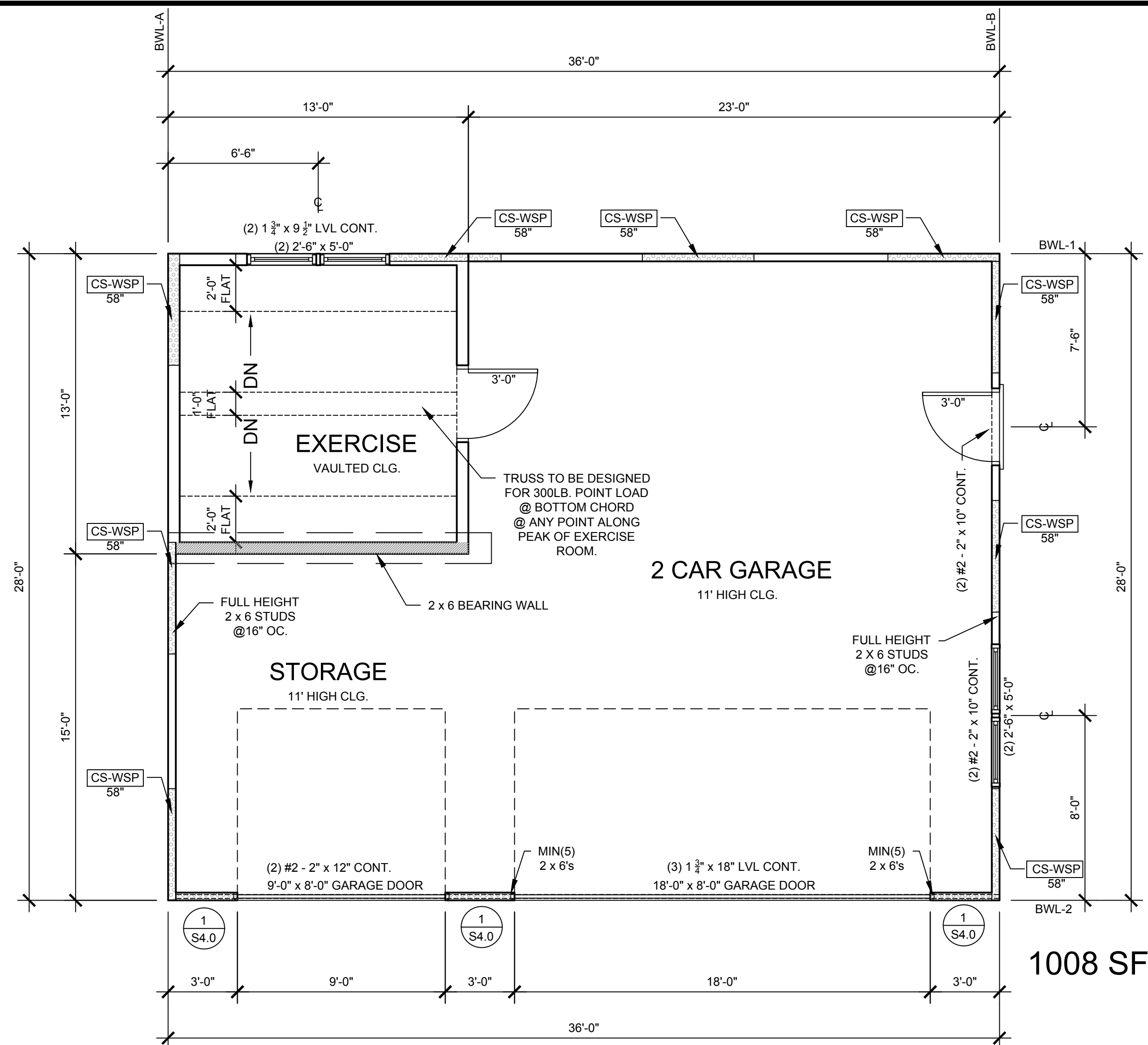
- Remove and Replace Roof and Decking - \$4,000.00
- Straighten and Secure Wall and Truss Framing - \$1,000.00
- Replace Trim, Fascia and Siding - \$3,000.00
- Paint Entire Structure - \$5,000.00 (lead based paint considerations)
- Cut, Remove and Dispose Existing Concrete Slab - \$2,500.00
- Pour New Concrete Slab - \$3,500.00
- Replace Garage Door and Opener - \$3,500.00
- Insulate Garage - \$3,000.00
- Sheetrock Garage - \$2,000.00

**Total Project Estimate (with contractor margins) - \$32,500.00**

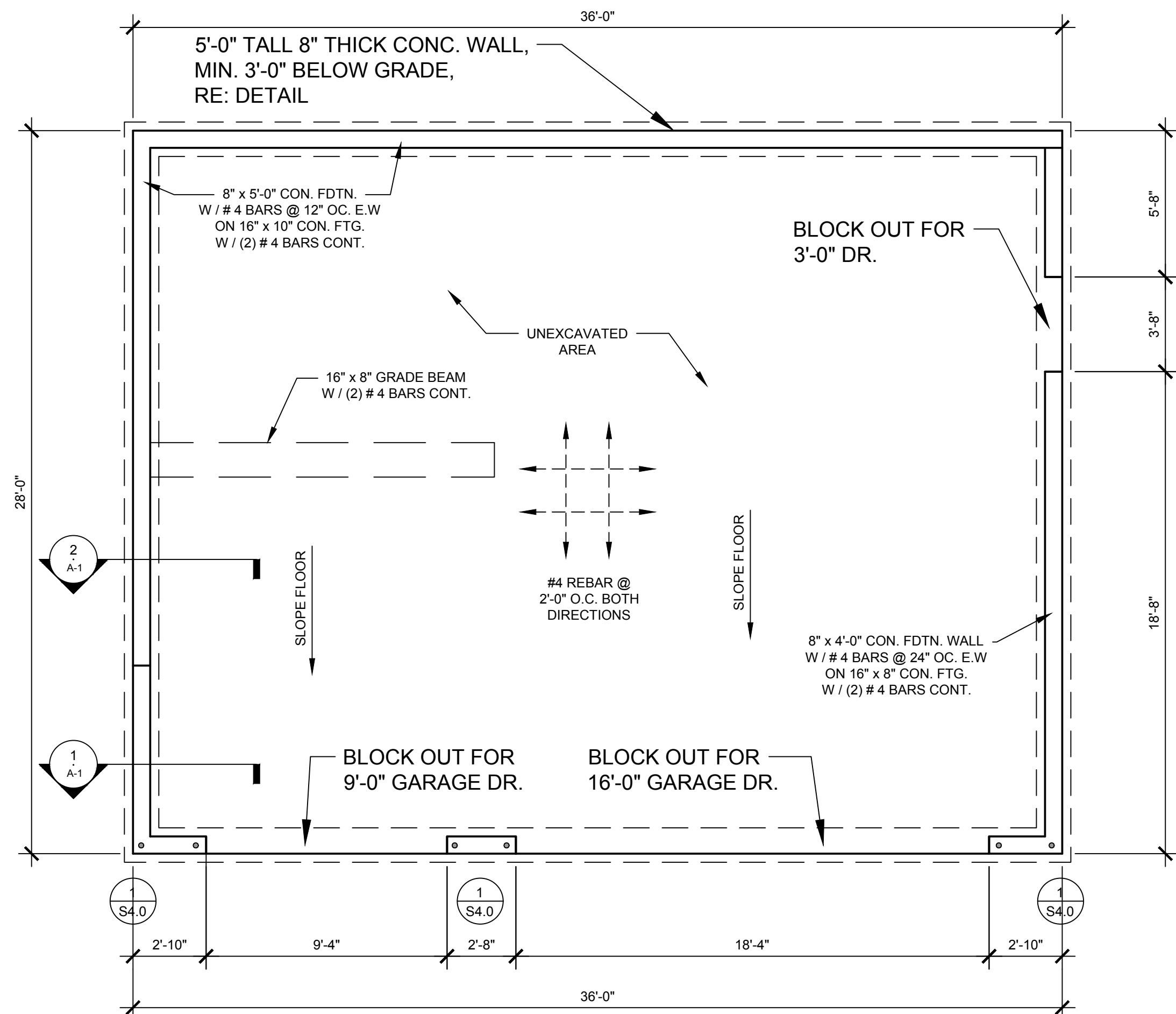
**Thanks for your time,**

DocuSigned by:  
   
74DF98BEFFE21444...  
**Jason M. Todd**

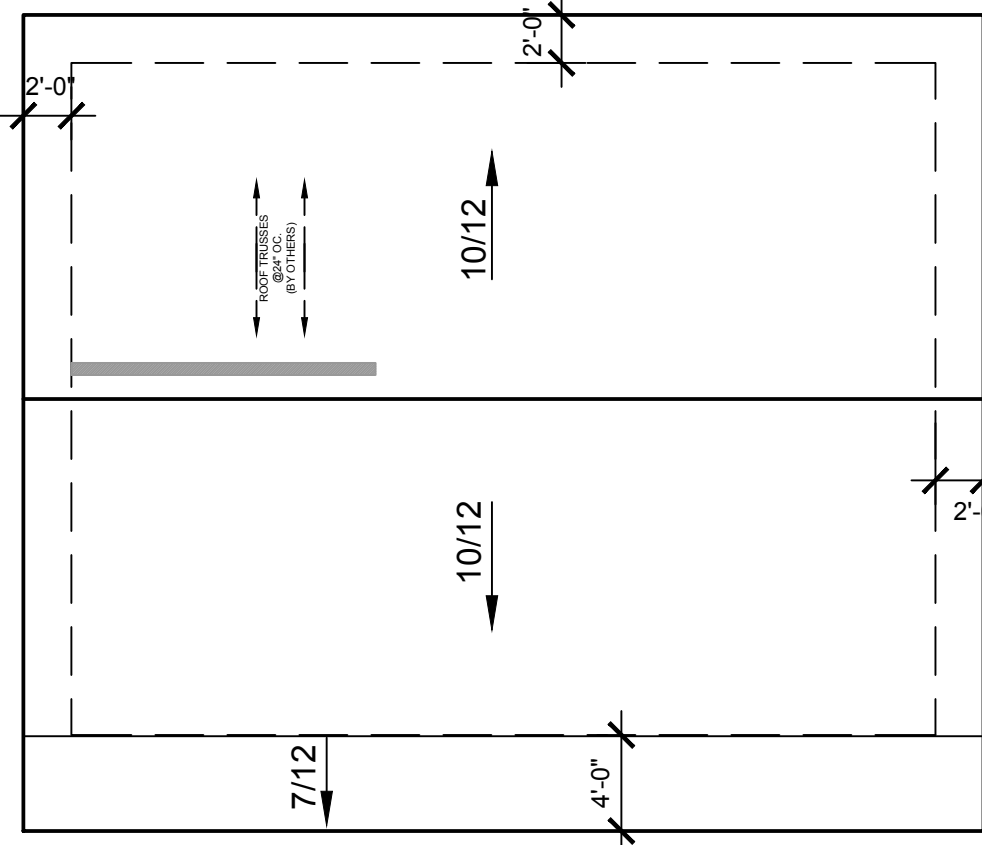
**785-766-7426**



3  
A-1  
**FLOOR PLAN**  
1/4" = 1'-0"

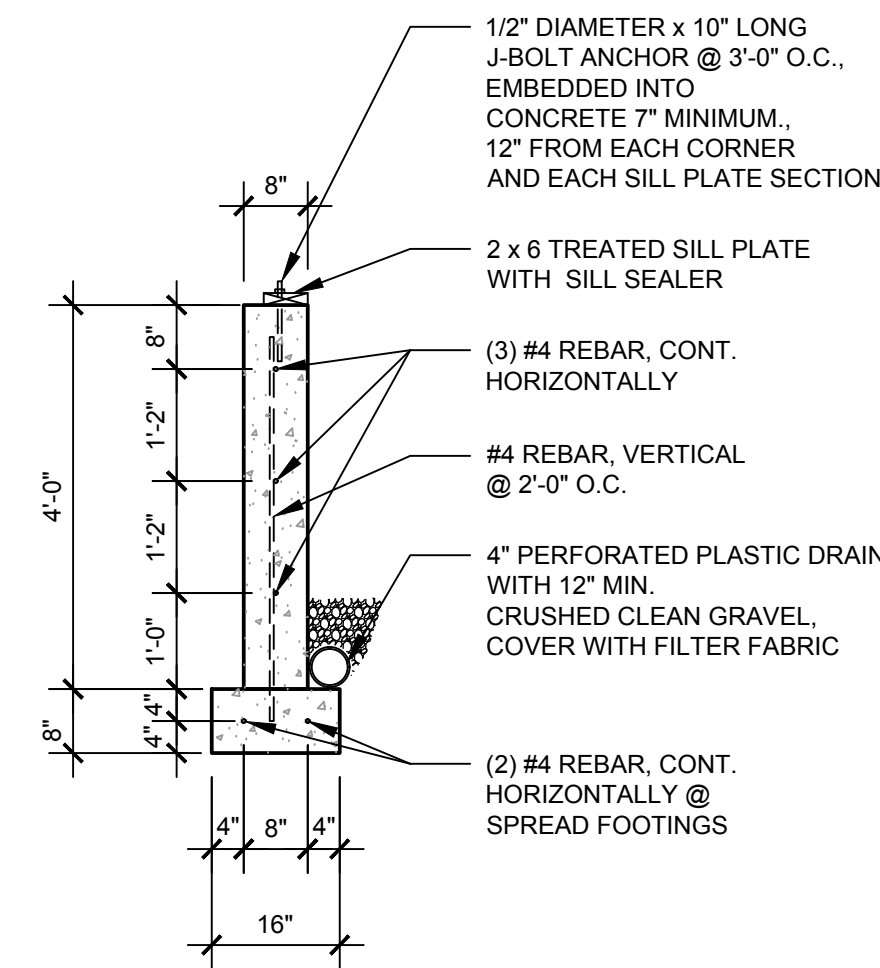


3  
A-1  
**SLAB FOUNDATION**  
1/4" = 1'-0"

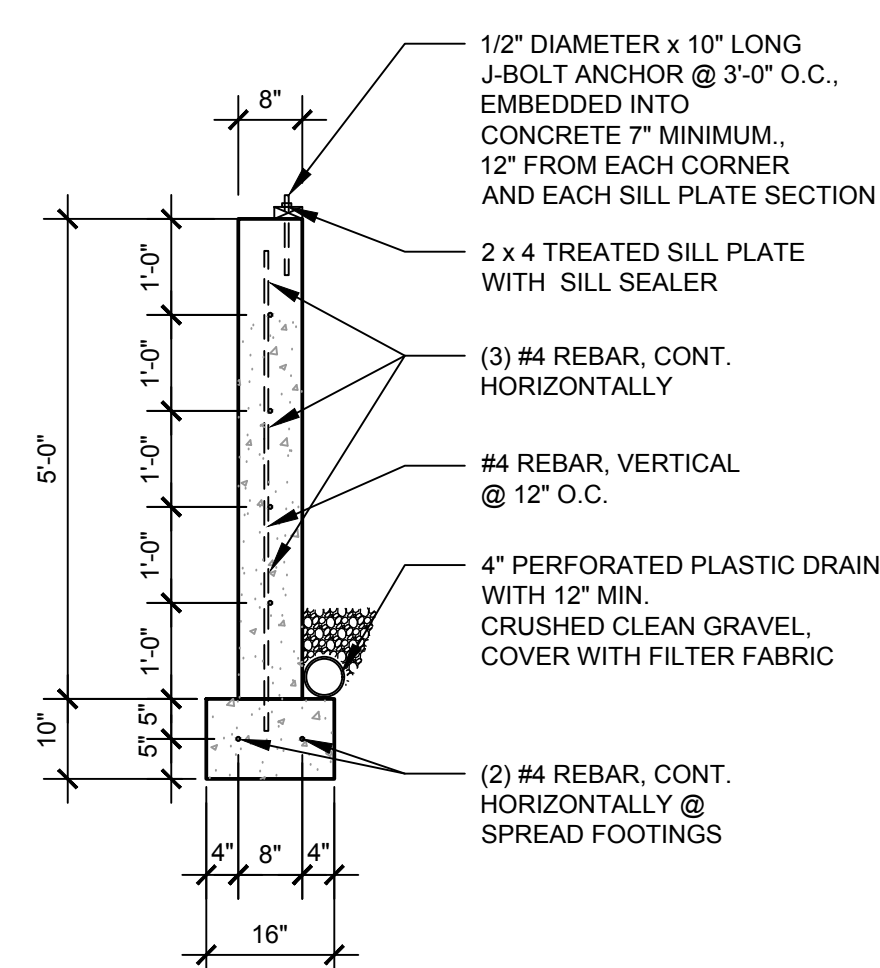


1  
A-1  
**ROOF PLAN**  
1/8" = 1'-0"

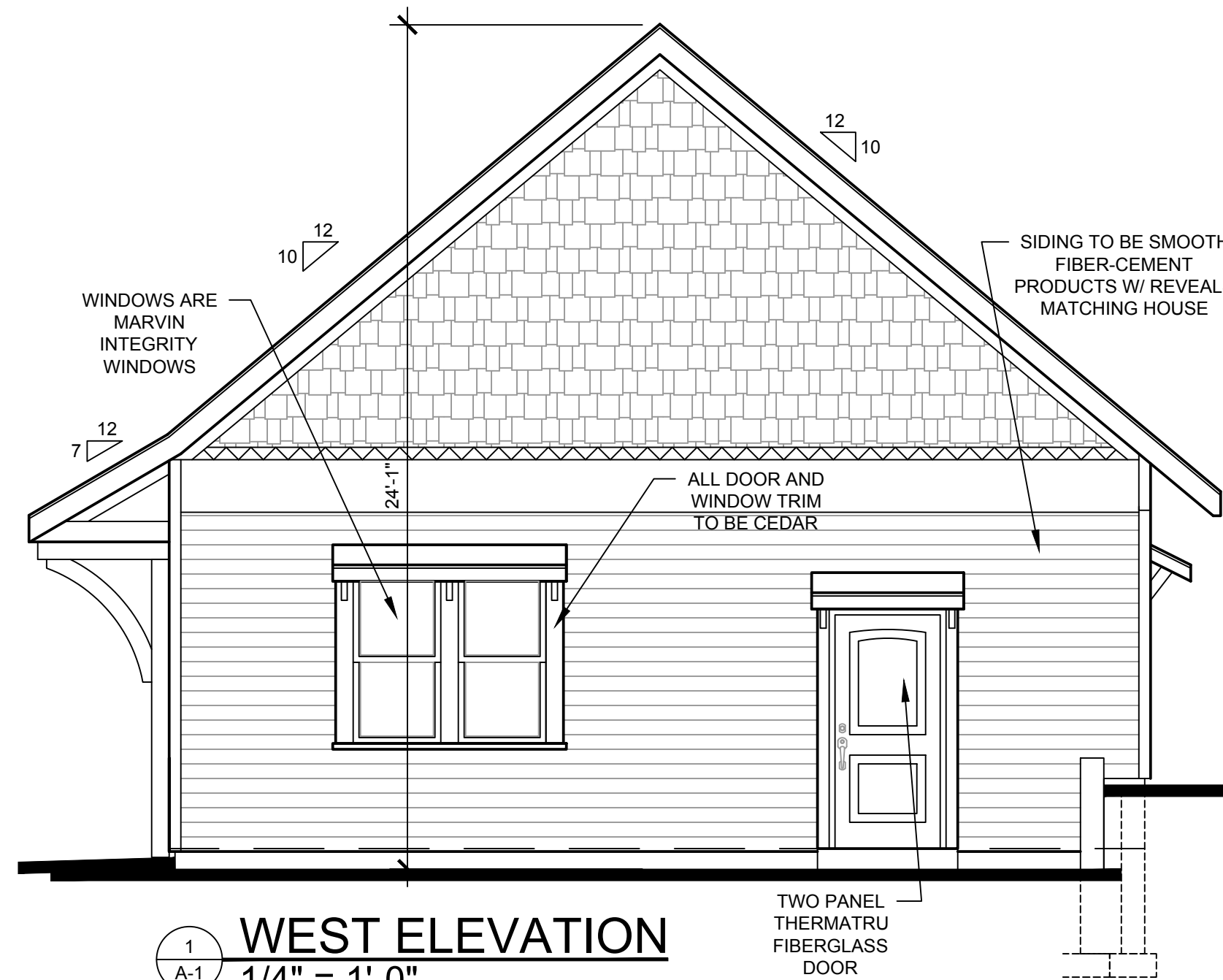
- TRUSS ROOF NOTES: (BY OTHERS)
- 1) DESIGNED FOR LIGHT ROOF COVERING  
TOP CHORD:  
LIVE LOAD/SNOW LOAD (PSF): 20  
DEAD LOAD (PSF): 10  
BOTTOM CHORD:  
DEAD LOAD(PSF): 10  
2) ALL EXTERIOR HEADERS SHALL BE MIN. (2) #2-2x10 UNLESS OTHERWISE NOTED.  
3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.  
4) MIN. (4) 2x4 BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED.  
5) PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.  
6) ROOF IS ENGINEERED TO COMPLY WITH IRC 802.
- ==> = ASSUMED ROOF TRUSS FRAMING DIRECTION  
---G.T.--- = ASSUMED GIRDER TRUSS LOCATION.  
== = ASSUMED INTERIOR LOAD BEARING WALLS.



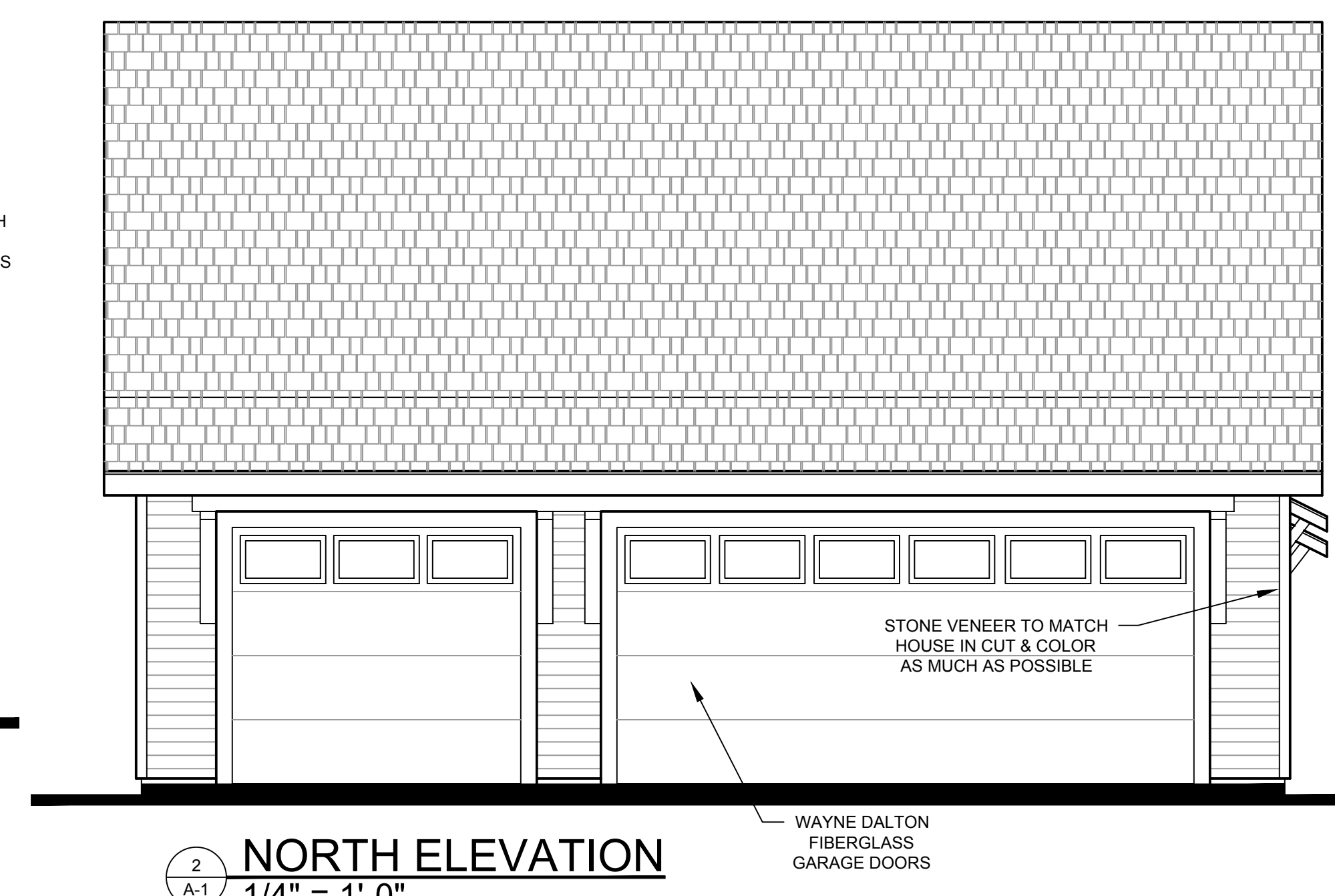
1  
A-1  
**CONC. WALL**  
1/2" = 1'-0"



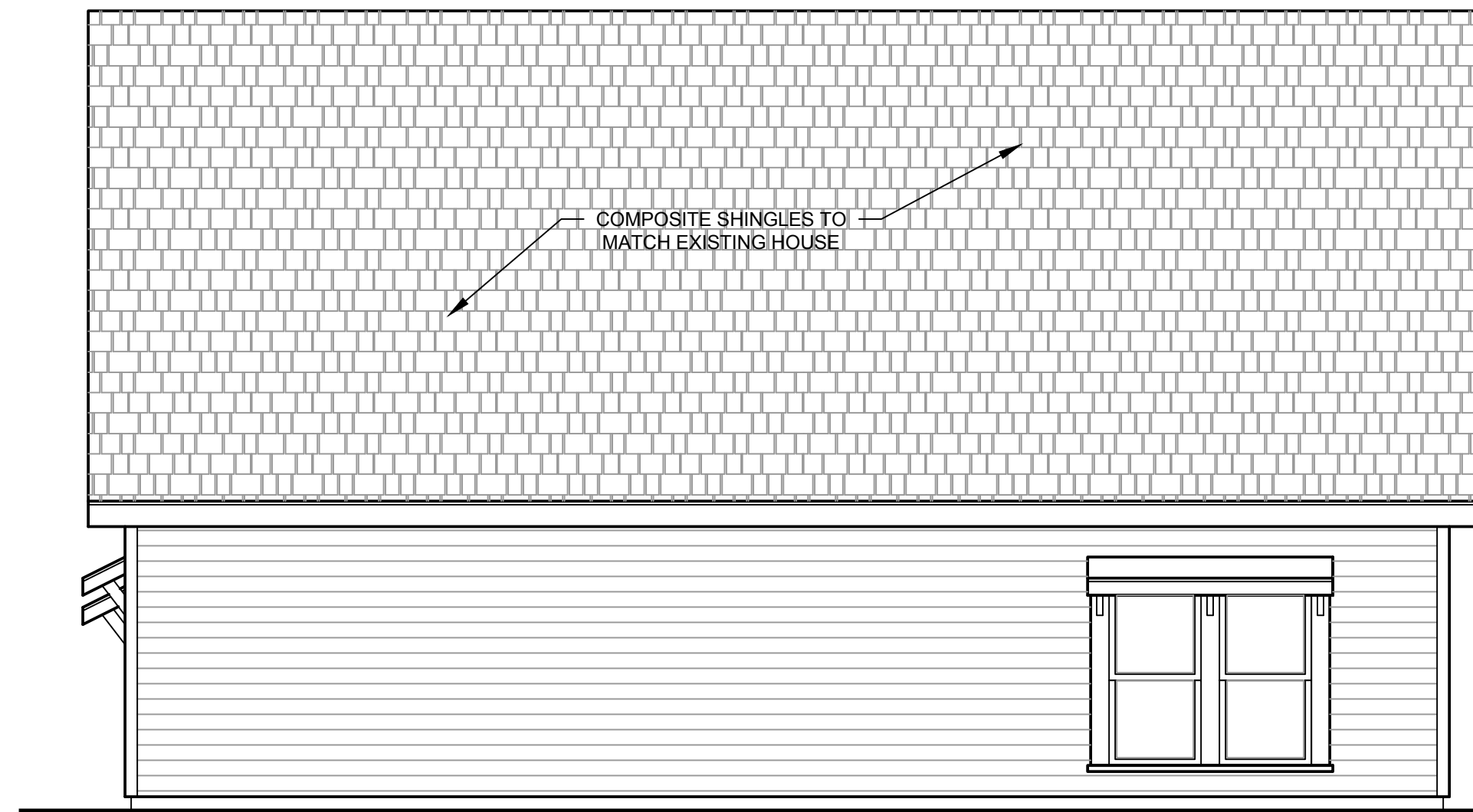
2  
A-1  
**CONC. WALL**  
1/2" = 1'-0"



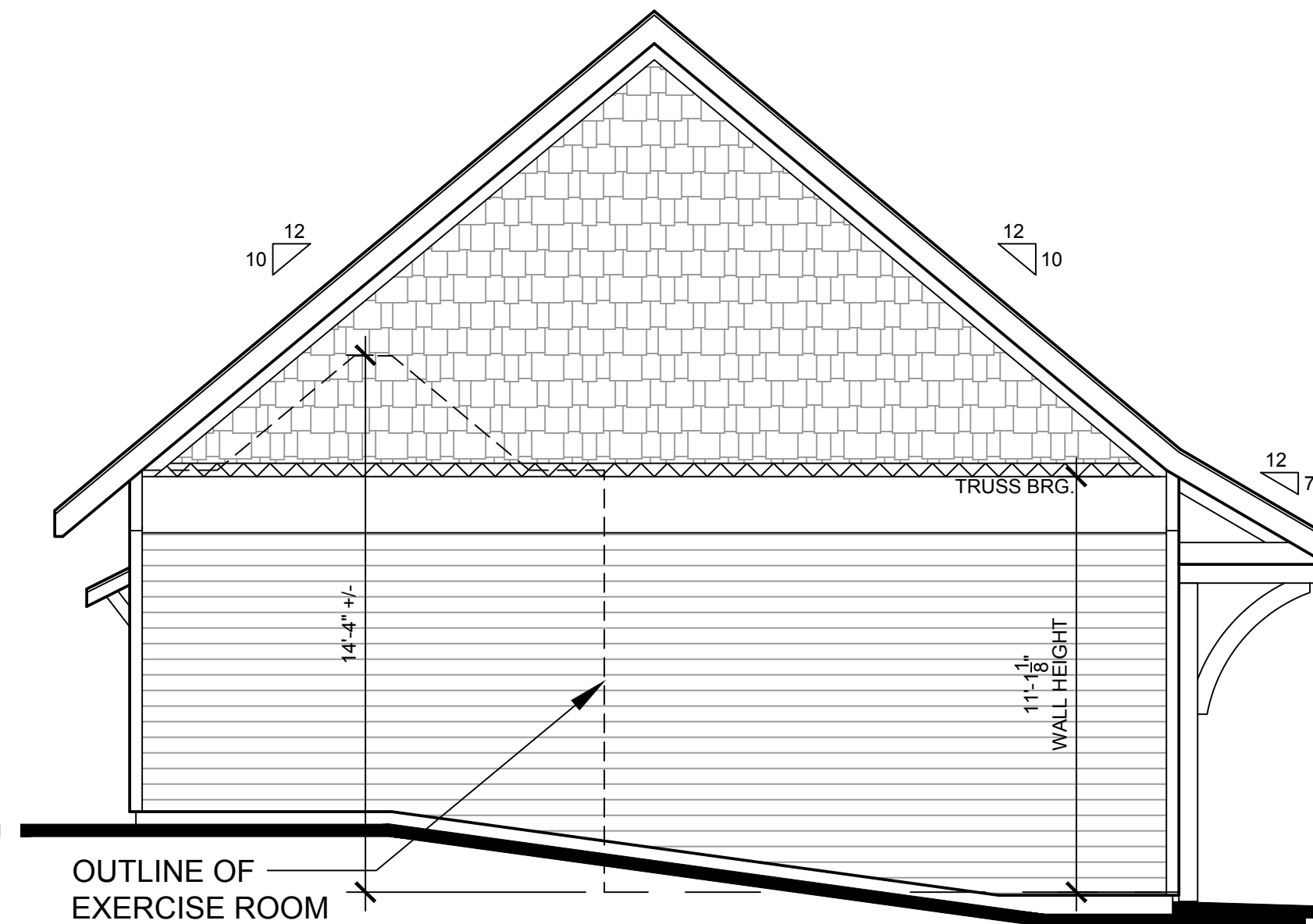
1  
A-1  
**WEST ELEVATION**  
1/4" = 1'-0"



2  
A-1  
**NORTH ELEVATION**  
1/4" = 1'-0"



3  
A-1  
**SOUTH ELEVATION**  
1/4" = 1'-0"



4  
A-1  
**EAST ELEVATION**  
1/4" = 1'-0"

# HENDELL DETACHED GARAGE LAWRENCE, KS

Certification

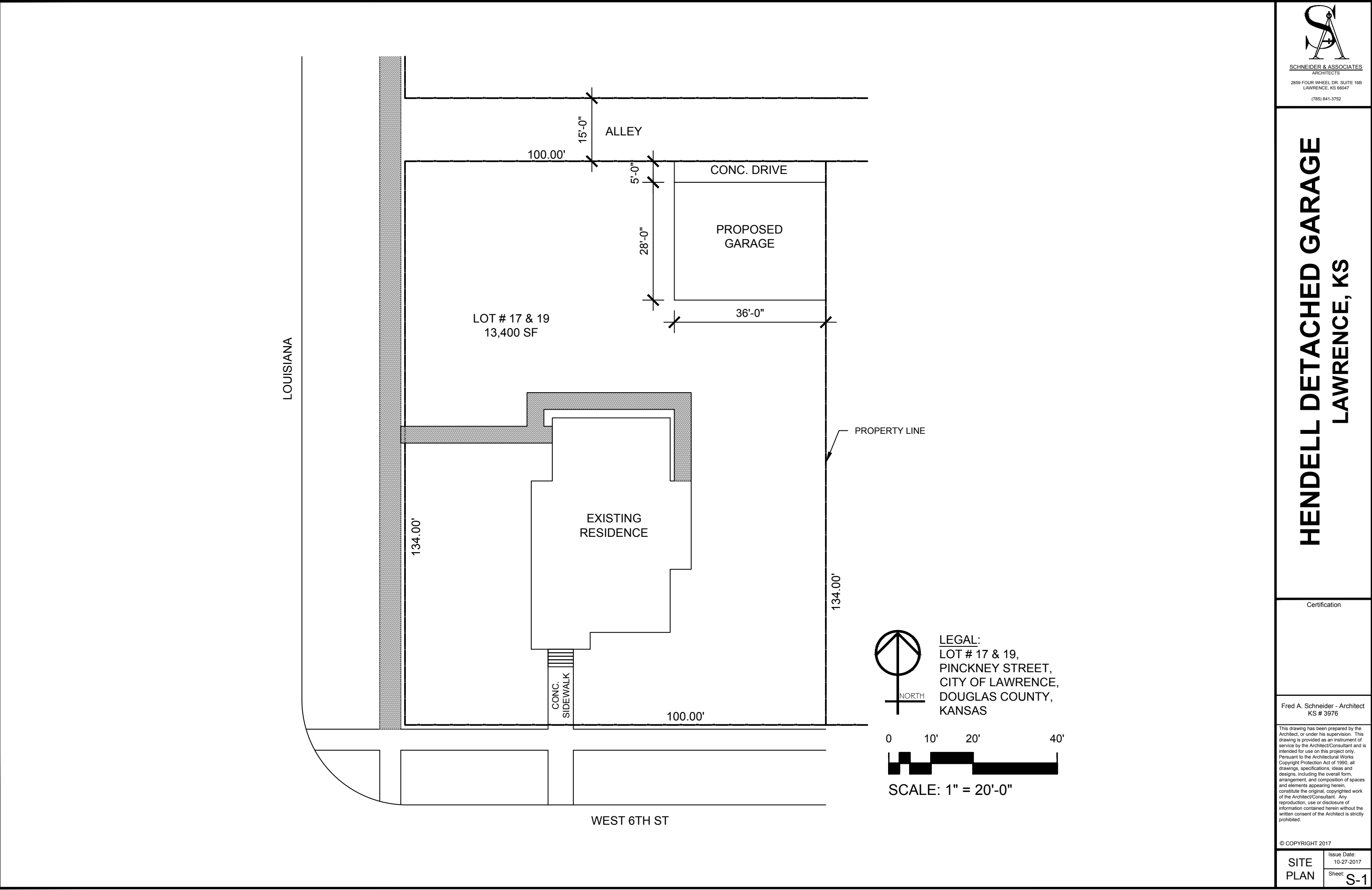
Fred A. Schneider - Architect  
KS # 3976

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ELEVATIONS,  
FLOOR,  
FOUNDATION &  
ROOF PLANS,  
DETAILS

Issue Date:  
10-27-2017  
Sheet:  
**A-1**



**HENDELL DETACHED GARAGE**  
**LAWRENCE, KS**

Certification

Fred A. Schneider - Architect  
KS # 3976

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SITE PLAN	Issue Date: 10-27-2017
	Sheet: S-1